



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 9

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

Case No. and Project Name: Panther Run Planned Unit Development (PUD), PZ2025-289

Commissioner District: District 1 – Commissioner Anthony Sabatini

Applicant(s): Tyler Johnson, VHB

Owner(s): GT Homes Wellness Way II LP

Requested Action: Rezone approximately 2,241 +/- gross acres from Agriculture (A) District to a Planned Unit Development (PUD) to facilitate a mixed-use development within the Wellness Way Area Plan.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 2,241 +/- gross acres (1,070.3 +/- net acres)

Location: North of Sawgrass Bay Blvd, South of Schofield Road in the unincorporated Clermont area

Alternate Key No.: 3801646 and 1594669

Future Land Use: Conservation Subdivision, Neighborhood and Multi-Use L (Attachment “A”)

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

Proposed Zoning District: Planned Unit Development (PUD)

JPA/ISBA: Clermont ISBA

Overlay/Rural Protection Area: Wellness Way Area Plan Boundary (Attachment “C”)

Flood Zone(s): “AE” and “X”

BMAP Location: Lake Okeechobee

Wildlife Corridor: Priority Two (2)

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Conservation Subdivision, Multi-Use L, and Neighborhood	Agriculture (A) District	Vacant, Orange Groves, Agriculture Homesite, Agriculture Land	Wetlands, Single-Family Residential, and Agriculture Hay
South	Urban Low Density	Planned Unit Development District	Single-Family Residential and Commercial within PUDs	Greater Lakes Tradd's Landing, Serenoa PUD and Wetlands/Water bodies
East	Conservation Subdivision	Agriculture (A) District	Agriculture Land	Agriculture Timber and Wetlands/Water bodies
West	Conservation	Agriculture, Rural Residential and Planned Unit Development District	Vacant Land and Improved Gov't State	Wetlands and Waterbodies

- Summary of Analysis -

The subject parcels are identified by Alternate Key Numbers 3801646 and 1594669 and contain approximately 2,241+/- gross acres (1,070.3 +/- net acres). The Applicant seeks approval of a Master Planned Unit Development (MPUD) to facilitate a mixed-use development within the Wellness Way Area Boundary, located North of Sawgrass Bay Boulevard, South of Schofield Road in the unincorporated Clermont area. The subject parcels are zoned as Agriculture (A) and are designated with Conservation Subdivision, Neighborhood and Multi-Use L Future Land Use Categories (FLUC) by the 2030 Comprehensive Plan; and located within Wellness Way Area Plan Boundary. The subject parcel is developed with an Agricultural Homesite, Agriculture Land and a free-standing structure. The Alternate Key Number 1594669 is located within the City of Clermont Interlocal Service Boundary Agreement Area (ISBA).

The Applicant is requesting to develop the property consistent with the Wellness Way Goals, Objectives and Policies as established in Comprehensive Plan Goal I-8 entitled *Wellness Way Area Plan*. Based on the capacity allocations in Policy 1-8.2.1.1 entitled *Future Land Use Categories Capacity Allocation*, the property may be developed with a maximum of 2,624 dwelling units (see Table Capacity Allocations below for more detail). A minimum of 1,074, 804 square feet must be set aside for non-residential development per the Wellness Way Area Land Regulations. The development will need to provide a minimum of 441.2 acres of open space, comprising of 214.1 acres of Wellness Space and 107.1 acres of Green Space (Attachment "D").

The application is proposing to develop the property with non-residential uses within the Centers/Job Hubs along CR 455 and US Highway 27 as well as areas within the Multi-Use L Future Land Use District and with residential neighborhoods in between the two. As part of the application process, the Applicant must demonstrate the ability to accommodate the minimum non-residential square footage in the Center/Job Hub consistent with the design guidelines for Wellness Way Area Plan per LDR Section 16.00.02, Subsection 1.4.1, entitled *Non-Residential Program*.

The proposed Concept Plan depicts residential areas comprising of single-family attached (townhomes), single-family detached, an age targeted area, a multi-family apartment complex, a potential high school with associated recreation areas, non-residential uses (to include but not limited to a grocery store, retail area, and employment

center), and a resort area with associated recreational amenities. The plan also includes open space, detention areas and water bodies.

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	Agriculture (A) District	One (1) du per five (5) net acres	214.6	.10	Neighborhood 30% Multi-Use L-30% Conservation Subdivision-50%	Max. 40 feet
Proposed	Master Planned Unit Development (MPUD)	Neighborhood-3.6 du per net acre Multi-Use L-8 du per net acre Conservation Subdivision-2.7 du per acre	2,559.86 (base density) 2,2624.86 (with additional ROW dedication- note 1) 1,074.804 sq. ft. Non-residential	60%	Neighborhood 30% Multi-Use L-30% Conservation Subdivision-50%	Max. 8 stories for Commercial

Note 1 -This calculation includes the Base Density plus the Capacity Enhancement plus the Right-of-Way Density Bonus of 65 units authorized under Policy I-8.8.2 entitled *Funding Mechanisms for Site Specific Infrastructure* and through the dedication of an additional 32.5 acres of Right-of-Way.

The subject property is located within the Clermont Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Clermont for review and comment. The City of Clermont provided comment, *The City of Clermont will not oppose if the rezoning is approved by Lake County.*

Below are the tables for capacity allocation for development of the Panther Run Planned Unit Development.

Capacity Allocations for Neighborhood FLUC

1.Net Acres-gross Acreage minus wetlands and ROW	2.Residential Capacity-Net Acres x .60-.65	3.Acreage for Center-Minimum at 5% Maximum at 10% of net acres	4.Open Space Total-.30 Green space + Open Space	5.Open Space Wellness Space-20% of net acres	6.Open Space Green Space-10% of net acres	7.Non-residential Sq. Ft-Minimum 5% Maximum 10%
78.9	170.424-184.63	3.9 Ac. Min 7.9 Ac. Max	23.67	15.8	7.9	51,553 SF Min 687,376.8 SF Max

Capacity Allocations for Multi-Use L FLUC

1.Net Acres-gross Acreage minus wetlands and ROW	2.Residential Capacity-Net Acres x .50	3.Acreage for Center-Minimum at 20% Maximum at 70% of net acres	4.Open Space Total-.30 Green space + Open Space	5.Open Space Wellness Space-20% of net acres	6.Open Space Green Space-10% of net acres	7.Non-residential Sq. Ft-Minimum 5% Maximum 10%
391.5	No Min-1,566	78.3 Min. 274.05 Ac. Max	117.5	78.3	39.2	1,023,251 SF Min 23,875,236 SF Max

Capacity Allocations for Conservation Subdivision FLUC

1.Net Acres-gross Acreage minus wetlands and ROW	2.Residential Capacity-Net Acres x .50 max.	3.Acreage for Center-No Minimum Maximum at 5% of net acres	4.Open Space Total-.50 Green space + Open Space+ additional open space	5.Open Space Wellness Space-20% of net acres	6.Open Space Green Space-10% of net acres	7.Non-residential Sq. Ft-Maximum 5%
599.9	809.86	29.995 Ac. Max	299.95	120	60	2,613,164.4

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

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The Applicant seeks a rezoning request from Agriculture (A) District to a Planned Unit Development District (PUD) for a mixed-use development. The proposed use is consistent with LDR Section 4.03.01, entitled *Purpose and Intent*, which states that Planned Unit Developments shall be allowed in all Land Use Classifications. This section also states that the purpose and intent of Planned Unit Developments are to exercise greater ingenuity and imagination in the planning and development of Tracts of Land under unified control than generally is possible under the regulations. With the proposed mixed-use development, a diversity of uses and structures will be an integral part of the development.

The rezoning request is also consistent with LDR Section 4.03.02, entitled *Permitted Uses*, which states that Planned Residential and Planned Commercial Communities are both allowed uses within an approved Planned Unit Development Plan.

The Planned Unit Development zoning request is required by LDR Section 16.00.02, Subsection 1.5, entitled *Implementation*, which states that development within Wellness Way shall be contingent upon the adoption of a Planned Unit Development (PUD) District.

LDR Section 16.00.02, Subsection 1.5.1, entitled *PUD Approval Process*, states that the PUD approval process has three tasks as follows: PUD Boundary Analysis, Preliminary PUD development and community input and a final PUD application and public hearings as a PUD. The Applicant submitted the PUD Boundary Analysis on or about October 14, 2024. A community input meeting was held on May 22, 2025, at the Cooper Memorial Library in Clermont and the final PUD application was submitted on or about October 2, 2025. The application is consistent with the Wellness Way PUD Approval Process.

As shown above the Applicant is meeting the capacity allocations per each FLUC within the subject parcels per Section 16.00.02, Subsections 2.1.1, entitled *Neighborhood District*, 2.1.3, entitled *Multi Use District* and 2.1.4, entitled *Conservation Subdivision District* of the LDR.

The application is consistent with LDR Section 16.00.02, Subsection 4, entitled *Open Space and Parks*, which states that Wellness Space is to be provided at a minimum of 20% of the net area and Green Space is to be provided at a minimum of 10% of the net area. The Applicant is proposing to provide 441.2 total acres of open space meeting each required percentage of Wellness and Green Space. Furthermore, the Applicant is proposing neighborhood trails as well as a trunk trail throughout the development for connectivity and wellness purposes.

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 Planned Unit Development rezoning is consistent with Comprehensive Plan Goal I-8 entitled *Wellness Way Area Plan* and its associated objectives and policies which include job creation and economic development, creation of the wellness corridor/recreation/open space network, water smart approaches, preservation of scenic resources including topography and health and wellness community development. The Applicant is proposing a mixed-use development with integration of commercial and residential uses meant to create a job to housing balance. Wellness areas are provided within the Planned Unit Development promoting public health and enhancing quality of life for residents and employees. Additionally, the site includes a wildlife corridor that the Applicant is working with the Florida Fish and Wildlife Department to continue to allow the movement of wildlife throughout the area and preserve some of the scenic resources in the area.

The proposed Planned Unit Development rezoning is consistent with Comprehensive Plan Policy I-8.1.1, entitled *Jobs to Housing Ratio* and Policy I-8.1.2 entitled *Target Industries*, which states that all PUDs are required to set aside enough acreage as calculated with the capacity allocations for the FLUCs for non-residential uses to include a broad base of target industries such as education and health services, professional and business services, retail trade, leisure and hospitality and research facilities. The proposal includes a potential high school, retail uses, a grocery store, and an employment center.

The proposal is consistent with Comprehensive Plan Policy I-8.4.2, entitled *Identification and Preservation of Wetlands and Water Bodies*, which states that wetlands and water bodies shall be delineated during the PUD process and any wetland impacts shall be carefully planned so as to avoid inordinate impacts on the wetlands system. The Concept Plan shows a minimum 50-foot-wide buffer from the wetlands except where the required buffer makes a lot unbuildable in which case a variable buffer consisting of a minimum width of 15 feet and average width of 50 feet shall be provided. The Applicant also states that 94% of the total wetlands will not be impacted directly or indirectly.

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

Table 3. Adjacent and Surrounding Subdivisions.

Project Name	Gross / Net Acres	Unit Count	Gross / Net Density	Min. Lot Size	Year Built	Municipality
Tradd's Landing	138 gross acres	320 dwelling units	2.31 du per gross acre	8,625 sq. ft. average	2009	Lake County
Greater Lakes PUD	504 gross acres	709 dwelling units	1.41 du per gross acre	6,820 sq. ft. minimum	Began in 2009	Lake County
Serenoa PUD	985 gross acres	1,659 dwelling units including 800 multi-family	1.68 du per gross acre	5,610 sq. ft. minimum	2017	Lake County

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

The application seeks to develop the subject property with a mixture of residential and non-residential development, consistent with Goal I-8, entitled *Wellness Way Area Plan*. Although the density proposed is not consistent with the surrounding area, none of the subdivisions listed in the above chart are within the Wellness Way Boundary. The proposal is consistent with the Wellness Way Boundary allocations allotment for density and intensity.

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

The Wellness Way Area Plan was adopted in 2016 with the intent and framework for Southern Lake County to support economic development while promoting fiscally responsible and coordinated developments patterns that minimize environmental impacts. The Applicant seeks to utilize the Wellness Way standards to develop a mixed-use development consistent with this framework.

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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

Sunshine Water Services Company has provided documentation (Attachment "E") indicating potable water and wastewater services are available. Furthermore, when available, reclaimed water should be provided by Sunshine Water Service Company as well. Dry pipes shall be installed concurrently with development to accommodate reclaimed water when it becomes available. The Applicant must comply with Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria* as stated above.

Schools

Lake County Schools reviewed the application and determined that the Panther Run PUD is subject to school concurrency review prior to final development order. Proportionate share mitigation may be required at time of submittal.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Lake County Fire Station #112 is located 4.7 +/- miles from the subject property at 16240 Sweet Iris Street in Clermont. 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

Transportation impact cannot be determined, nor can the TIA be approved without a revised study from the Applicant.

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

An Environmental Assessment (EA) Report was submitted by the Applicant. The EA notes that there were several wetlands and surface waters that exist within the subject property's boundaries, totaling 1,248.23 acres. Also, several wildlife species were identified on the site during the evaluation including reptiles and amphibians, birds, as well as mammals. Three species are identified in the FWC's official list of endangered and threatened species.

The Environmental Assessment specifically noted:

"To offset direct and secondary impacts, mitigation will be provided via on-site preservation through conservation easements. The attached UMAM summary outlines the proposed direct wetland impacts and potential future secondary wetland impacts and assumes a total functional unit loss of 33.28 units. With the preservation of the on-site wetlands and upland buffers, the functional gain provided will be 166.29 units. Therefore, the net functional unit gain will be 133.01 units, providing more than enough mitigation to offset the proposed impacts."

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 rezoning request is for a mix of uses throughout the Planned Unit Development. The request is consistent with the Wellness Way Area Boundary Regulations.

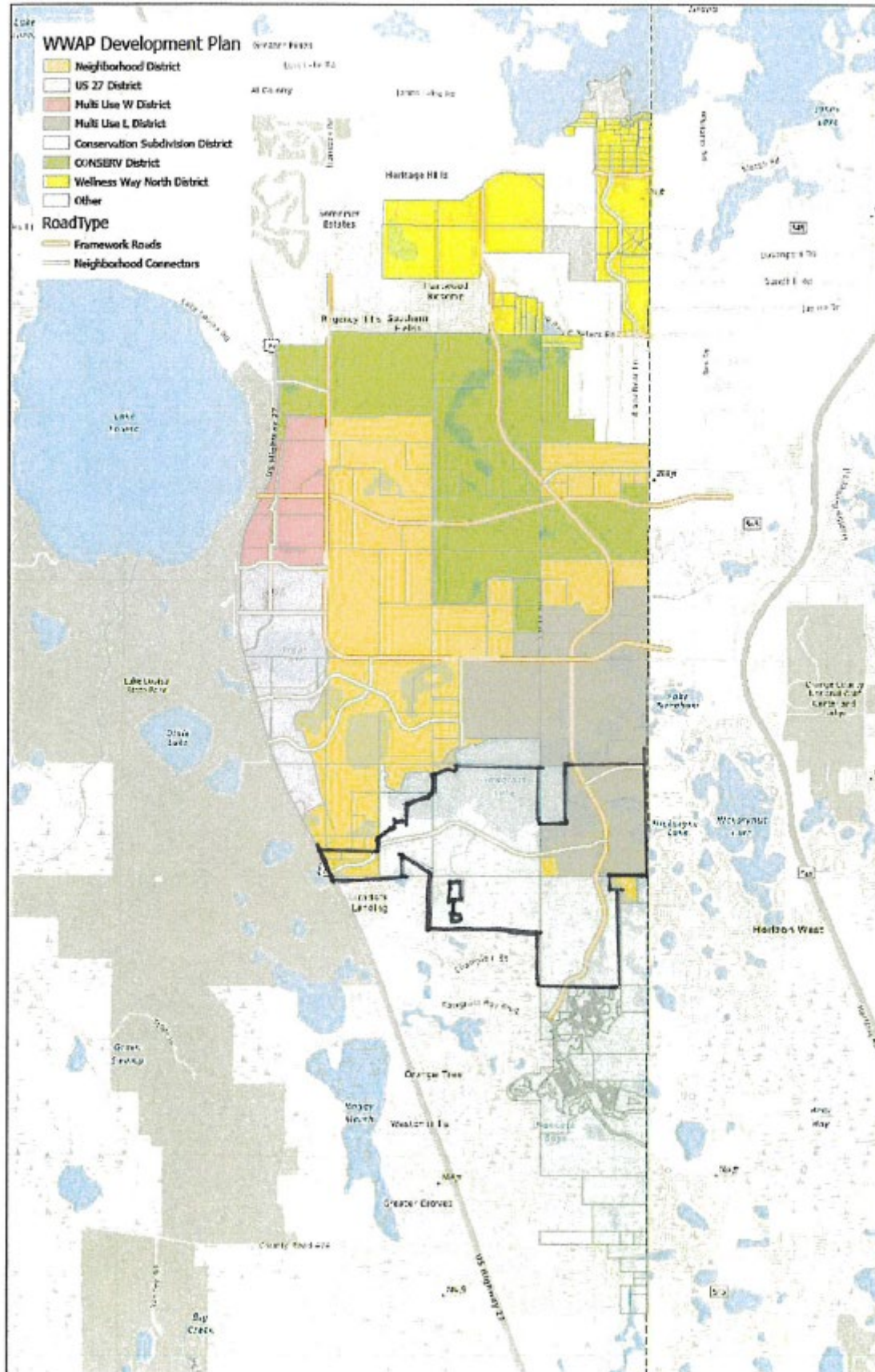
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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.

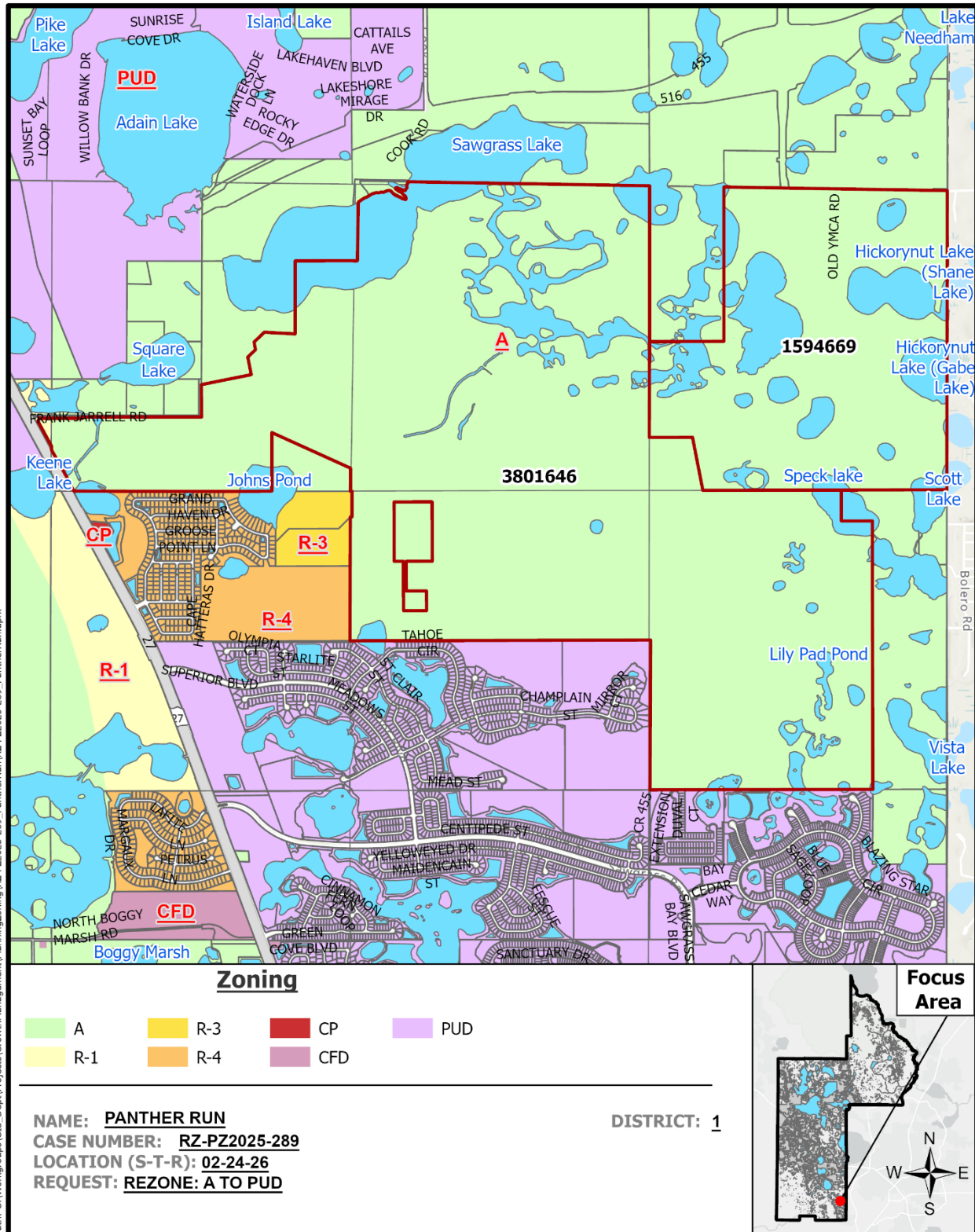
N/A

Attachment “A” – Future Land Use Map



Attachment “B” – Zoning District Map

CURRENT ZONING



Attachment “C” – Concept Plan



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



Office of Planning and Zoning

Project Narrative Rezoning

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

1. Whether the rezoning is in conflict with any applicable provisions of the Code.
The rezoning request is not in conflict with provisions of the Code and is consistent with the intent of the WWAP.
2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
The rezoning request is consistent with the Comprehensive Plan and WWAP. No changes to the FLU or WWAP Districts are proposed.
3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
The current FLU designation is a combination of Conservation Subdivision, Neighborhood District, and Multi-Use L District. The proposed PUD Plan is consistent with the allowable entitlements and land uses based on the WWAP.
4. Whether there have been changed conditions that justify a rezoning
A PUD is required per LDR Section 16.00.02.1.5 (Implementation).
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 rezoning request is consistent with existing FLU and WWAP entitlements and will not generate greater impacts on public facilities than what the current FLU allows.

Attachment “D” – Project Narrative (page 2 of 2)

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

No significant environmental impacts are proposed with this rezoning request. All wetland impacts will be permitted. Of the 1,248 acres of wetlands on-site, 94% are preserved as approximately 78 acres, or approximately 6% of the total, are proposed for either direct or indirect impacts.

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

The proposed rezoning would increase property values in the area since new residential and commercial development is being proposed.

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

The rezoning request is for a mix of uses throughout the PUD.

However, development standards consistent with the intent of specific WWAP Districts are included to maintain the orderly and logical development pattern anticipated by the WWAP.

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 PUD rezoning request is consistent with the approved WWAP and with the development pattern anticipated for this areas. A PUD is required by LDR Section 16.00.02.1.5.

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.
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Attachment “E” – Utility Service Availability



200 Weathersfield Avenue
Altamonte Spring, Florida
United States 32714

T 866.842.8432

www.sunshinewater.com

February 19, 2026

Mr. Doug Bruk
GT Homes USA
5600 N. Federal Highway
Fort Lauderdale, FL 33308

RE: Panther Run Development
Alt Key 3801646, 1594669
Potable Water & Wastewater Service

Dear Mr. Bruk:

Please allow this letter to serve as verification that the above referenced parcels are located within the Sunshine Water Services Company FPSC certificated service area for the provision of potable water and wastewater service. Sunshine Water Services Company is ready and willing to provide such services to your project subject to the execution of a mutually acceptable agreement between the Owner and the Utility.

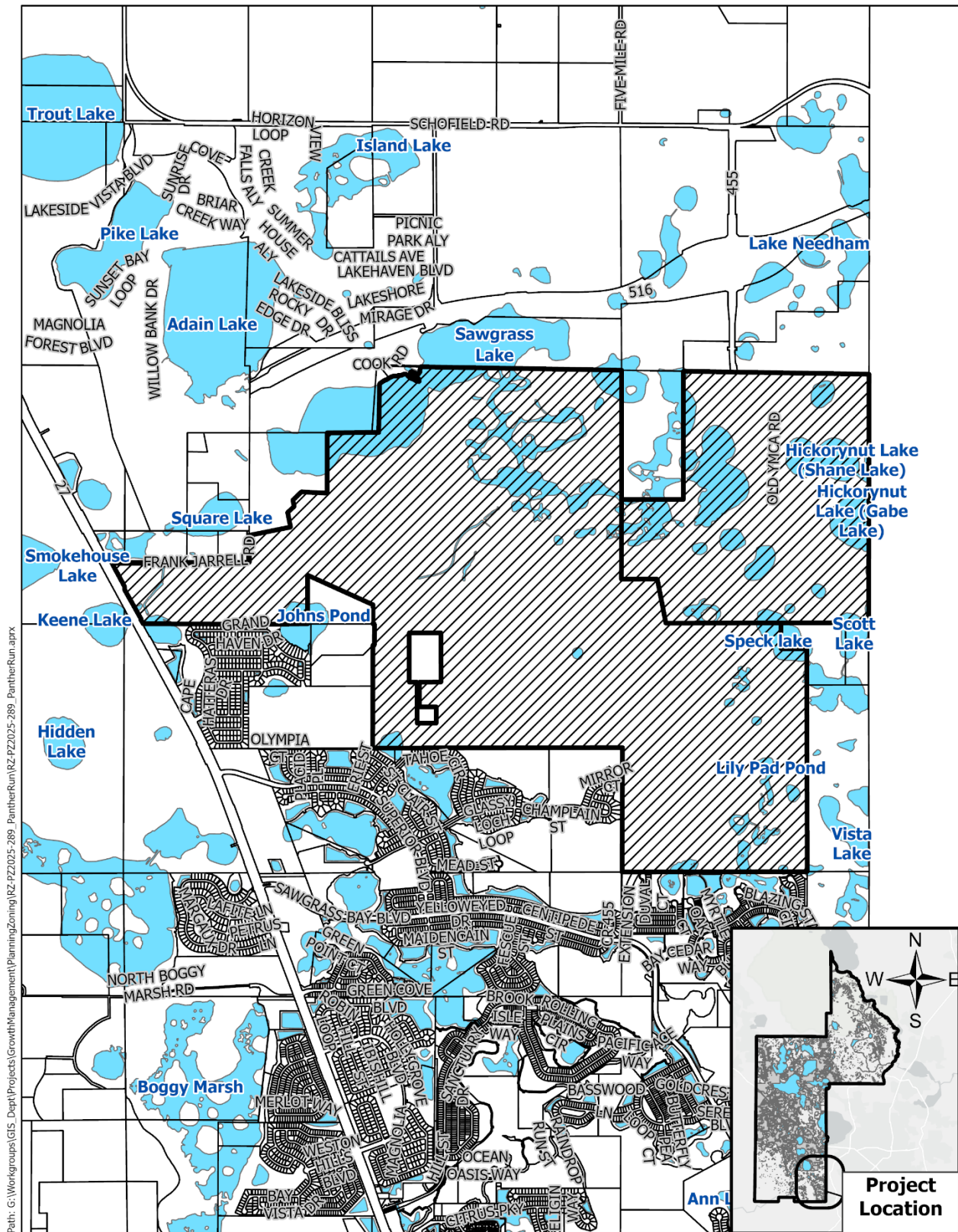
Should you have any questions, I can be reached directly by calling 321.972.0360 or via email at bryan.gongre@nexuswg.com.

Sincerely,
SUNSHINE WATER SERVICES COMPANY

A handwritten signature in blue ink that reads "Bryan K. Gongre".

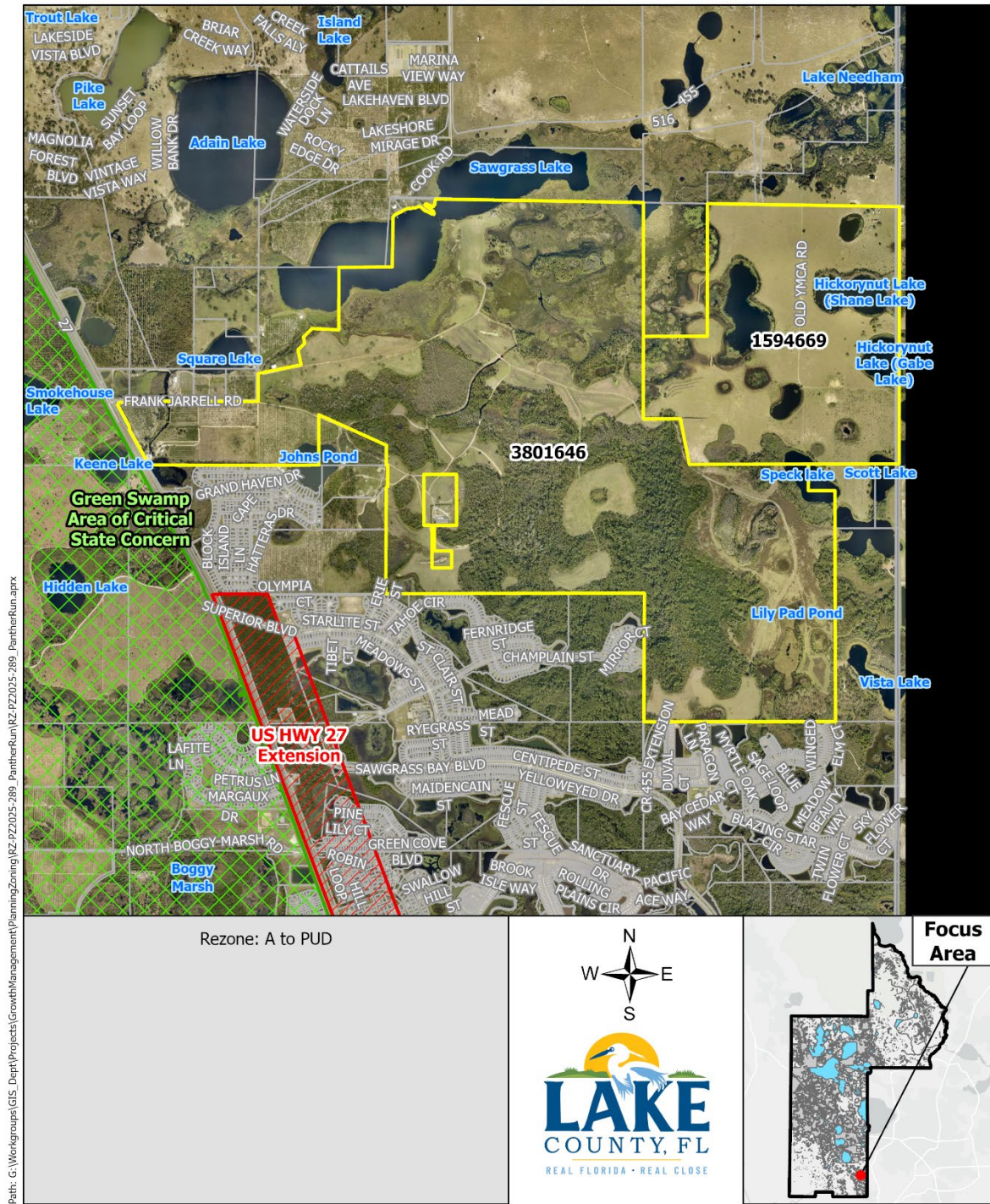
Bryan K. Gongre
Vice President, Operations

Map of Subject Property



Aerial Map of Subject Property

RZ-PZ2025-289
Panther Run



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AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING 2,241 +/- ACRES FROM AGRICULTURE (A) DISTRICT TO MASTER PLANNED UNIT DEVELOPMENT (MPUD) TO FACILITATE A MIXED-USE DEVELOPMENT WITHIN THE WELLNESS WAY AREA PLAN FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBERS 3801646 AND 1594669, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Tyler Johnson (the “Applicant”) submitted a rezoning application on behalf of GT Homes Wellness Way II LP (the “Owner”), to rezone property from Agriculture (A) District to Master Planned Unit Development (MPUD) for a mixed-use development consisting of 2,624 dwelling units and minimum 82.2 acres of non-residential development within the Wellness Way Area Plan; and

WHEREAS, the subject property consists of approximately 2,241 +/- gross acres located east of US 27 and south of SR 516 in the unincorporated area of Lake County known as Alternate Key Numbers 3801646, and 1594669, and more particularly described in Exhibit “A” – Legal Description; and

WHEREAS, the subject property is located within the Wellness Way Area Plan, as established in Ordinance 2016-01; and

WHEREAS, Ordinance 2016-01 was adopted by the Board of County Commissioners on the 5th day of January 2016 and became effective the 26th day of December 2017, most recently amended pursuant to Ordinance 2026-8; and

WHEREAS, the subject property is encumbered by the following Ordinances, each of which has been recorded in the Public Records of Lake County, Florida and which shall be superseded by this Ordinance and are void and of no further force or effect as of the effective date hereof: ORB 2663, Page 137 (Ordinance No. 2004-62), ORB 3917, Page 2176 (Ordinance No. 2010-23), ORB 1510, Page 757 (Order - Setback Variance), ORB 2387, Page 2008 (Order - Approval of lot splits), ORB 3806, Page 2493 (Approval of lot line adjustments) and ORB 4241, Page 625 (Ordinance No. 2012-58); and

WHEREAS, the subject property is within the Neighborhood, Conservation Subdivision and Multi-Use L Future Land Use categories of the Wellness Way Area Plan; and

WHEREAS, the Lake County Planning and Zoning Board did on the 5th day of August 2026, review Petition PZ2025-289; 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, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, 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.

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

Section 1. Terms: The County Manager or designee shall amend the Zoning from Agriculture (A) District to Planned Unit Development (PUD) for property described in Exhibit “A”. The uses of the property will be limited to those uses specified in this Ordinance and the development standards set forth on Sheets C-7 and C-8 of the Final PUD Master Plan dated May 15, 2026, prepared by VHB as Exhibit “C”. The development shall be generally consistent with the Conceptual Plan attached as Exhibit “B” and Exhibit “C”. To the extent there are conflicts between Exhibit “B” and Exhibit “C” and this Ordinance, this Ordinance will take precedence. The Comprehensive Plan and Land Development Regulations (LDR) will govern for all matters not specifically addressed in this Ordinance or in Sheets C-7 and C-8 of Exhibit “C”.

A. Panther Run Capacity Allocations. The subject property is located within the Neighborhood, Conservation Subdivision and Multi-Use L Future Land Use Categories (FLUC) and shall adhere to the development program provided below.

1. Residential Development

a. Association Formation. Based on ownership type, a mandatory homeowner’s association (“HOA”) or property owner’s association (“POA”) must be established; provided, however that a Community Development District (“CDD”) may be established and any references herein to a property or homeowners’ association shall also be interpreted to include a POA and Community Development Districts.

b. Capacity Allocation. Pursuant to Policy I-8.2.1.1, the Capacity Allocation calculation allows for 2,559 dwelling units (Base Density) to be developed on the subject property per 1,070.3 net acre(s), exclusive of additional ROW Dedication Bonuses allowed by Policy I-8.8.1 and I-8.8.2 of the Lake County Comprehensive Plan. See Table 1 below (Capacity Allocations).

Table 1. Capacity Allocations

FLUC	Net Acres	Maximum Density Capacity (Net Acres)	Residential Units (Maximum)	Center Acreage (Minimum)	Non-Residential SF (Minimum)	Minimum Total Open Space (Acres)	Minimum Wellness Space (Acres)	Minimum Green Space (Acres)
Neighborhood	78.9	51.3	184	3.9	51,553	23.7	15.8	7.9
Conservation Subdivision	599.9	300	809	0	0	300	120	60
Multi-Use L	391.5	195.8	1,566	78.3	1,023,251	117.5	78.3	39.2
TOTAL	1,070.3	547.1	2,559	82.2	1,074,804	441.2	214.1	107.1

2. Capacity Enhancements

a. Density Bonus for Right-of-Way Dedication. Pursuant to Policy I-8.8.2, a Density Bonus is allowed for site-specific infrastructure. A Density Bonus of 65 units is authorized as set forth in Table 2 below (Development Program). This Density Bonus is available to Developer upon dedication of the Right-Of-Way.

b. Total Maximum Development Program:

Table 2. Development Program

Total Units (Base Density) Base Density Calculation: ▪ Neighborhood FLUC 184.63 ▪ Multi-Use L 1,566 ▪ Conservation Subdivision 809.86	2,559
Total Units (Base Density 2,559 + R-O-W Density Bonus (32.5 Acres x 2 = 65 du) (See Note 1 below)	2,624

Note 1: This calculation includes Base Density plus the Right-of-Way Density Bonus of 65 units authorized by Policy I-8.8.2 entitled Funding Mechanisms for Site Specific Infrastructure.

3. Non-Residential Permitted Uses. A minimum of 1,074,804 square feet of non-residential must be developed on the subject property. Non-residential uses shall be located within the designated Center area of the PUD. Permitted uses shall include those listed as Non-Residential Uses (Center Only) under Neighborhood and Multi-Use L Districts in LDR Section 16.00.02, Table 2.2.2, entitled Permitted Principal Uses by District in Chapter XVI Wellness Way Area Plan Development Agriculture and related uses shall continue to be an allowed use in any areas of the subject property that have not been developed for a different allowed use.
4. Agriculture and related uses shall continue to be an allowed use in any areas of the subject property that have not been developed for a different allowed use.
5. Public Safety Complex (8-acre parcel).
6. Resort Use. Per the LDRs, the term “hotel/motel” may also include Tourist Homes. Such uses are subject to the following:
 - a. The entire Tourist Home development shall either be (1) under single ownership, or (2) if not under single ownership, then the Tourist Homes shall be subject to the control/management of an association (“Tourist Home Association”), and/or the management of a professional management company on behalf of the Tourist Home Association (“POA Manager”). The Tourist Home Association or the POA Manager shall:
 - i. Be responsible for the operating budget of the Tourist Home Association and the management of Tourist Home Association rental assets;
 - ii. Oversee and manage:
 1. security and guard house operations and maintenance;
 2. clubhouse, pool and other amenity areas operations and maintenance;
 3. access controls to and throughout the property such as gates to the community and entrance to amenity areas;
 4. common area landscaping and sidewalk/road repairs;
 5. insurance and reserves for the Tourist Home Association.
 - iii. Operate and be governed pursuant to the Tourist Home Association declaration or similar governing document(s).

- 1 b. If developed as a short-term rental Tourist Home community
2 designed with single-family attached and detached-style units that
3 are owned by individuals (“Tourist Home Owners”), then Tourist
4 Home Owners must retain a private management company to
5 manage/control their unit(s), or they may be self-managed
6 (collectively, a “Tourist Home Manager”). Each Tourist Home
7 Manager shall:
8
9 i. Designate a single point of contact for the County to
10 facilitate communication with the Tourist Home Owners;
11 ii. Register with the Tourist Home Association so that the
12 County has the Tourist Home Manager information;
13 iii. Provide the Tourist Home Association with a point of
14 contact.
15
16 c. Tourist Home Managers shall oversee and remit taxes, including
17 applicable tourist development taxes, to the County on behalf of
18 the Tourist Home Owners under its management.
19 Notwithstanding any such delegation, the Tourist Home Owner
20 shall remain solely liable for the timely payment of all taxes due
21 to the County.
22
23 d. The following shall constitute “Tourist Home Use Restrictions”
24 which shall be contained in any declaration or similar governing
25 documents for the Tourist Home development, and shall also be
26 separately recorded in an instrument in the public records
27 against each Tourist Home:
28
29 i. Each Tourist Home Owner shall be required to pay all
30 taxes, including applicable tourist development taxes, to
31 the County.
32 ii. Each Tourist Home Owner shall be required to maintain
33 all Department of Business and Professional Regulation
34 licensure necessary to operate the Tourist Home.
35 iii. Tourist Homes must be made available to the public for
36 occupancy for periods of no more than ninety (90)
37 consecutive days at a time, with occupancy by any
38 individual occupant, or owner, limited to a period of time
39 no more than ninety (90) consecutive days and no more
40 than ninety (90) days in any one calendar year.
41 iv. No Person shall establish or maintain permanent
42 residency in any Tourist Home. For purposes of this
43 provision, "Person" means any owner, renter, occupant,
44 mortgagor, guest, invitee, or any other individual having

- 1 any legal or possessory interest in, or right to occupy, a
2 Tourist Home.
- 3 v. No Tourist Home address shall be used as a Person's
4 permanent residential address for any governmental,
5 educational, voting, licensing, registration, mailing,
6 delivery, or similar purpose, including, without
7 limitation, establishing eligibility for attendance at a
8 public school based upon residency within the applicable
9 school attendance zone.
- 10 vi. No Person shall designate a Tourist Home as his or her
11 homestead, mailing address, domicile, residence address,
12 address of record, or principal place of abode for any
13 purpose.
- 14
- 15 e. The Developer and/or Tourist Home Association shall notify all
16 prospective purchasers and renters of units of these requirements
17 and restrictions in writing prior to any purchase and/or rental of a
18 Tourist Home and the Tourist Home Association shall undertake
19 good faith, commercially reasonable efforts to enforce the same. In
20 the event any Person violates the requirements herein by utilizing a
21 Tourist Home as a permanent residence, the County may use all
22 enforcement authority granted to it and may also require removal of
23 the student from the school in question as well as payment of all
24 educational impact fees owed for any school year(s) during which
25 the Tourist Home was occupied in violation of the terms herein
26 related to schools. Moreover, once made aware of any such
27 violation of the terms herein, the Tourist Home Association shall:
- 28
- 29 i. Fine the violating Tourist Home Owner \$1,000/day and
30 prevent them from accessing all amenities until the
31 violation is remedied, and
- 32 ii. Provide a report of all rental nights by Tourist Home
33 Owner/address upon request for the County to audit the
34 number of nights a Tourist Home has been rented.
- 35
- 36 7. Accessory uses directly associated with the above uses may be
37 approved by the County Manager or designee.
- 38
- 39 8. Any other use of the site not specified above or permitted within
40 relevant Wellness Way policies in the LDR or Comprehensive Plan or
41 otherwise determined by the County Manager or designee to be of a
42 similar nature to an enumerated use to also be permitted, will require
43 approval of an amendment to this Ordinance by the Board of County
44 Commissioners.
- 45

B. Public Safety Complex (8-acre parcel).

1. Developer shall convey to Lake County, at no cost and by fee simple title, approximately eight (8) acres to be used as a Public Safety Complex, which conveyance shall occur prior to recording in the public records of Lake County, Florida, a final plat for all or any portion of the PUD as described in Exhibit "A" attached hereto. Developer will convey good, marketable, and insurable title to the property by Statutory Warranty Deed (free of all rights of election, dower, courtesy, homestead, spouses, and other rights) and subject only to easements, rights-of-way, licenses, liens, encumbrances, and subdivision restrictions of record acceptable to the County. Developer shall pay all closing costs and recording fees, along with any necessary and reasonable costs associated with the County's due diligence to include title insurance, survey, environmental assessments and/or appraisals, as applicable. This conveyance is separate from and shall not be eligible for Capacity Enhancement.
2. Additionally, at the time of closing and conveyance of the subject property, the Developer shall provide and record an access easement connecting the Public Safety Complex 8-acre parcel to the nearest publicly maintained roadway. The required easement may subsequently be released upon the platting and construction of a public roadway providing permanent access to the Public Safety Complex. The location of the eight (8) acres shall be mutually agreed to by the parties in the location generally shown in the Exhibit "C".
3. Developer must have any subsequent purchaser of any portion of the project within 500 feet of boundaries of the Public Safety Complex sign a disclosure in substantially the form set forth in Exhibit "E", acknowledging that a Public Safety Complex to include fire apparatus and ambulances will be located on site. This disclosure requirement shall additionally be passed through to a residential builder who purchases the adjacent property for development and must be further passed through to a residential home purchaser to sign at the time of closing for a residential lot.

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

1. A minimum of 441.12 acres of the subject property acreage must be dedicated in perpetuity for preservation as open space, which includes Wellness Space and Green Space, as defined in LDR Section 16.00.02, subsection 4.1, using a conservation or open space easement, or plat restrictions. The configuration and location of such open space shall generally be consistent with the Wellness and Greenspace plan contained in Exhibit "C", subject to any final engineering constraints. The HOA, POA or CDD shall be responsible for maintaining the open space.

Table 3. Open Space

Total Open Space Acres	441.12 Acres
Open Space Calculation:	
▪ Neighborhood FLUC 23.67	
▪ Multi-Use L 117.5	
▪ Conservation Subdivision 299.95	

2. All Open Spaces (Wellness and Green Spaces) shall comply with LDR Section 16.00.02, subsection 4.0, entitled Open Space and Parks of Chapter XVI Wellness Way Area Plan Development Standards of the LDR, as amended. The Developer shall demonstrate compliance with the overall acreage requirement for the PUD with each preliminary plat. As part of the final plat approval, the Developer must demonstrate that all Green Space improvements meet the Close to Home Parks standards in the LDR. Construction of all Close to Home Parks must be completed prior to the issuance of a Certificate of Completion for improvements associated with the approved phase of subdivision or development plans.
3. The maximum Impervious Surface Ratio (ISR) for the entire PUD is sixty percent (60%). Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 60% and that stormwater management systems accommodate any higher ISR areas.
4. The maximum building height for single family residential, commercial, and industrial uses will be three (3) stories. Single family residential shall have a maximum building height of 35 feet. Non-Residential uses, unless specified herein, shall have a maximum building height of 50 feet. Multifamily uses within the Multi-Use L District shall not exceed five (5) stories or 65 feet in height. Hospital, Office, Hotel, including Resorts but excluding Tourist Homes, uses within the Multi-Use L District shall not exceed eight (8) stories or 115 feet in height. Tourist Homes within the Multi-Use L District shall not exceed 3 stories or 35 feet in height. Non-Residential uses in Neighborhood Districts shall not exceed three (3) stories or 45 feet in height.
5. All other development standards not otherwise set forth herein or on the Exhibits must be in accordance with the Comprehensive Plan and LDR, as amended.

D. Setbacks. The minimum setbacks for development are as follows:

1. All setbacks must be measured from the property line.

2. A mandatory minimum setback of 50-feet from all retained jurisdictional wetland lines shall be required, and a minimum 50-foot-wide buffer shall apply to retained isolated wetlands, non-isolated wetlands, and rivers and streams, except where the required buffer makes a lot unbuildable, in which case a variable buffer consisting of a minimum width of fifteen (15) feet and average width of fifty (50) feet shall be provided.
3. Any setback not specified herein or on Sheet C-7 of Exhibit “C” must be in accordance with Chapter XVI of the LDR, as amended.
4. A ten (10) foot wide front yard utility easement shall be along all lots and common areas/tracts fronting the internal roads.
5. Minimum five (5) foot side and rear drainage easements shall be on each lot within the development. No mechanical equipment, pool equipment, step-off pads or other similar uses may be placed within the five (5) foot side or rear drainage easements. Landscaping and aluminum, black vinyl, or other similar fences will be permitted in the side or rear drainage easements provided the landscape and fences do not impede drainage as determined by the Public Works Department.

E. Wellness Way Area Plan Site Design Standards. Subdivision design shall be consistent with the development design standards for the Neighborhood, Conservation Subdivision and Multi-Use L Districts in accordance with Comprehensive Plan Objective I-8.2, entitled *Land Use, Hierarchy of Place and Wellness Corridors*, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended. For clarity, as it relates to Leisure and Hospitality product types (including Resort and Tourist Home uses), attached products shall follow SFA guidelines and all other products shall follow NR guidelines all as set forth in Chapter XVI, Table 2.1.3(c) and Section 2.1.1 (b) entitled *Connectivity*. Additionally, these standards shall be included in the homeowner governing documents for the community and shall be enforced by the homeowner’s association for the property. Lake County shall have the right, but not the obligation, to enforce such provisions.

F. Architectural Design Standards.

1. Architectural standards for the Center residential development shall adhere to Section 2.3, entitled *Site and Architectural Standards for Centers*, of Chapter XVI Wellness Way Area Plan Development Standards of the LDR.
2. All non-residential development shall be in conformance with Section 2.3, entitled *Site and Architectural Standards for Centers* of Chapter XVI Wellness Way Area Plan Development Standards of the LDR, as amended.

G. Alternate Standards Application.

1. Pursuant to LDR Section 16.00.02, subsection 1.7, entitled *Alternate Standards*, an Alternate Standard shall be applied to LDR Section 16.00.02, Subsection 2.1.4(c), entitled *Conservation Subdivision District Development Standards*, to allow for single family detached units that are rear loaded to have a front setback of fifteen (15) feet. The driveway of a rear loaded residential detached unit will continue to comply with existing standards for rear loaded residential with a minimum garage setback of three (3) feet. If the garage of a detached unit is setback further than three (3) feet, it must be setback a minimum of twenty (20) feet, as specified in Table 2.1.4(c) for single family detached alley loaded units. The Homeowner's Association documents will restrict parking in all alleyways to ensure fire access is maintained.
2. Pursuant to LDR Section 16.00.02, subsection 1.7, entitled *Alternate Standards*, an Alternate Standard shall be applied to Table 2.1.4(c), entitled *Conservation Subdivision District Development Standards*, to allow a front building setback of twenty (20) feet and front garage setback of twenty-five (25) feet for 30% of the Age Targeted units only. The garage front setback will remain recessed five (5) feet from the front of the building and shall be no less than twenty-five (25) feet. Per Table 2.1.4 (c), these front entry garage lots shall not have less than a 50' lot width.

H. Model Home

1. The Applicant may pursue model homes for each phase that is separately platted. This would allow for up to six (6) model homes for the Age Targeted and up to six (6) model homes for the other residential product types in each separate plat. A townhome building may serve as one of the six (6) model homes but is limited to one (1) townhome unit in that building to be used as a model. If any portion of any model home is to be used for a sales office, additional permitting requirements may apply.
2. Allow model home construction upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank).
3. Allow model Temporary Certificate of Occupancy (TCO) with temporary utilities (sewer holding tank and generator power).
4. Model Homes shall not receive a final Certificate of Occupancy until a final plat is recorded in the public records of Lake County, Florida.

1 **I. Community Development District (CDD).** Subject to a petition for a CDD
2 being submitted by Developer in accordance with Section 190.005, Florida
3 Statutes, and following the County's appropriate statutory review and
4 approval of the same, Developer shall have the option, at its discretion, to form
5 a CDD.

6 **J. Bear Management.**

- 7 1. Homeowners shall be required to use County approved, bear-resistant
8 garbage carts, if available. If bear resistant garbage carts are not
9 available, regular carts shall be modified to be bear resistant or cans
10 shall be kept in a secure location.
- 11 2. Homeowners shall not have bird and wildlife feeders unless they are
12 modified to exclude bears.
- 13 3. Homeowners shall be placed on notice that they are purchasing a
14 property within an area known for Florida Black Bear habitat. New
15 homeowners shall be given information published by the Florida Fish
16 and Wildlife Conservation Commission regarding living among the
17 Florida Black Bear and ways to reduce encounters.
- 18 4. All PUD requirements regarding the Florida Black Bear management
19 shall be included in the homeowner governing documents for the
20 community and shall be enforced by the homeowner's association for
21 the property. Lake County shall have the right, but not the obligation,
22 to enforce such provisions.
- 23 5. The requirements in this subsection shall also apply to the Tourist
24 Home Owners and/or Tourist Home Association.

25 **K. Landscaping, Buffering, and Screening.**

- 26 1. Landscaping and screening shall be in accordance with LDR Section
27 16.00.02, Section 5, entitled *Landscape and Natural Resources* of the
28 Wellness Way Area Plan Development Standards, the Comprehensive
29 Plan and LDR, as amended.
- 30 2. Removal of Heritage Trees is prohibited unless it poses a danger to
31 persons or property. The development must be designed around
32 existing Heritage Trees unless a waiver has been granted by the Board
33 of County Commissioners as part of a conditional zoning or
34 amendment thereto, or a variance has been granted by the Board of
35 Adjustment, or its successor.

36 **L. Environmental Requirements.**

- 37 1. Open space shall be in accordance with Section 16.00.02, Section 4,
38 entitled *Open Space and Parks* of the Wellness Way Area Plan
39 Development Standards, the Comprehensive Plan, as amended.
- 40 2. An environmental assessment shall be conducted to assess the impacts
41 of development on ground and surface water quality, quantity, and

hydrology, native vegetation and wildlife species, designated species, wetlands, and associated uplands before granting approval of any proposed development in accordance with the Comprehensive Plan and LDR, as amended.

M. Noise. Compliance must be in accordance with the LDR, as amended.

N. Transportation and Access Management.

1. The Wellness Way Design Standards shall apply to the design of this development.
2. The subdivision design shall be in accordance with the Transportation Systems for subdivision road design and layout from the LDR, as amended.
3. Traffic calming will be included in the subdivision design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
4. The intersection of the East-West Neighborhood Connector Road and US 27 will require permitting with Florida Department of Transportation and a traffic signal at time of the connection for the East-West Connector to US 27. The Developer will be responsible for the design, permitting and cost of the construction of the traffic signal. The traffic signal shall be mast arm poles with black powder coat finish incorporating other Wellness Way standards and meeting all local state and federal standards for a traffic signal.
5. Sidewalks and Trails shall be as required per LDR and the Wellness Way Design Standards, as amended.
6. Internal roads within the development shall be designed to meet Florida Greenbook, Lake County Road standards, and Wellness Way standards.
7. The intersection of the East-West Neighborhood Connector Road and CR 455 Extension shall require a traffic signal at time of the connection for the East-West Connector to CR 455 Extension. The Developer will be responsible for the design, permitting and cost of the construction of the traffic signal. The traffic signal shall be mast arm poles with black powder coat finish incorporating other Wellness Way standards and meeting all local state and federal standards for traffic signal.
8. The Developer is responsible for the design, permitting, and construction of CR 455, extending from the current termination of the CFX project (SR 516) to Sawgrass Bay Boulevard. The project shall be constructed as a four-lane divided collector road with 22-foot median in compliance with the Florida Greenbook, Lake County Road Standards, and Wellness Way standards for a Regional Roadway Urban Section/Major Collector Road. Initial construction must include all four

travel lanes, bike lanes, sidewalks, and trails. The connection to Sawgrass Bay Boulevard requires a traffic signal, median modifications, and necessary roadway improvements, turn lanes and adjustments to the existing intersections to allow for access management compliance. A Roadway Improvement Agreement or Proportionate Share Agreement between the County and the Developer is required for this project. (See subsection m below for timing of the Roadway Improvement Agreement) This road shall be enhanced with landscaping and hardscape per the Wellness Way standards and maintained by the CDD, POA or HOA. A future maintenance agreement between the CDD/HOA/POA and the County will be required. All traffic signals shall be mast arm poles with black powder coat finish incorporating other Wellness Way standards and meeting all local state and federal standards for a traffic signal.

9. The East-West Neighborhood Connector Road from US 27 to CR 455 Extension will be the Developer's responsibility for the design, permitting, and construction. The Developer shall construct road improvements to meet Wellness Way Neighborhood Connector Road standards, including street parking, bicycle lanes, a sidewalk, and a trail. Construction shall occur with the first phase of development with the permitting following the subdivision plan and plating process.
10. Old YMCA Road will be required to be improved from CR 455 to the Lake County/Orange County boundary line. The improvements to the road shall be constructed to meet Wellness Way Neighborhood Connector Road standards with street parking (as necessary), bicycle lanes, sidewalk, and trail. The road improvements shall be constructed when the associated phase of development is started at the Developer's cost.
11. Frank Jerrall Road will be required to be improved from US 27 to entrance of the development. The improvements to the road shall be constructed to meet Wellness Way Neighborhood Connector Road standards with street parking, bicycle lanes, sidewalk, and trail. The road improvements shall be constructed when the associated phase of development is started at the Developer's cost.
12. Two accesses for this development will be from US Highway 27. Since US 27 is a State controlled facility, coordination with the Florida Department of Transportation (FDOT) for access approval is needed.
13. Prior to the commencement of any vertical development or approval of any plat within the PUD, the Developer must enter into a Roadway Improvement Agreement or Proportionate Share Agreement with the County.

14. The development shall provide cross access connection to the properties on the east side of the development that include James Roper Trustee ET AL (Alternate Key (AK) Number 1031451), Billie E. Clyatt Revocable Trust (AK Number 1085080), Arnold John R JR Trustee (AK Number 3817709) and Austin Groves Inc. (AK Number 1031443), as shown on Exhibit "D". The cross connection shall provide a right-of-way, road, utility easements, sidewalk and/or trail from CR 455 to such properties.
15. Access shall be provided for Showcase of Citrus Holdings, LLC (AK Number 3883836), as shown on Exhibit "D".
16. The Developer shall dedicate all necessary right-of-way that includes existing and proposed roads from the master development property for the road improvements and new road created by this development to serve the transportation network for local and regional traffic at no cost to the County.
17. Individual phased plats within the project may be gated. Up to 20% of the Single-family residential units can be gated. All the Multi-family residential units can be gated and do not count towards the 20% limit. Trail connectivity shall be provided in and around gated areas with no limitation on general public access.
18. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

O. Connectivity. Connectivity, network connection and intersection density must be in accordance with the LDR and Wellness Way Design Standards, as amended.

1. The intersection density shall have minimum of 80 intersections per square mile inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings and street intersections within the Neighborhood District.
2. The intersection density shall have minimum of 40 intersections per square mile inclusive of community trails, bicycle/pedestrian paths/sidewalk crossings and street intersections within the Conservation Subdivision District.
3. The PUD development shall comply with LDR Section 16.00.02, subsection 2.1.1, entitled *Connectivity*, which states that Wellness Way neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and vehicular access, as amended.

P. Trails and Wellness Corridor.

1. The subject property shall be developed with a Wellness Corridor to connect communities, non-residential development, the Center,

neighborhoods, and destinations through a series of integrated trail and pedestrian facilities.

2. Non-native landscape species shall be prohibited within these corridors.
3. The neighborhood collector roads shown in Sheet C-8 of Exhibit "C" shall be developed to accommodate bicycle and pedestrian movement throughout the development by incorporating a 14-foot trail along the East-West Neighborhood Connector Road and a 14-foot trail on the CR 455 extension road. The trails shall only be required to be provided on one side of the street (the side containing the trail does not require an additional sidewalk), and a sidewalk shall be provided on the other side of the street where the trail is not provided. Should the conceptual road layout be substantially changed during development, designated bicycle and pedestrian movement shall be provided from the eastern property boundary to the western property boundary (including access to US 27) to ensure multi-modal transportation options are available to travel throughout the development.
4. The Developer shall provide the furnishings along the trails for CR 455 and the East-West Neighborhood Connector Road, including but not limited to, benches, bike racks, trash receptacles, and trail rest area pads at time of the construction of the trails. The furnishings shall meet the Wellness Way standards, Lake County Trail Master Plan, and be reviewed and approved by the Parks and Trails Office. All hardscape shall be identified on the plan.

Q. Future Road Maintenance.

1. Unless a CDD is formed to fund and maintain the same, future road maintenance for publicly dedicated roads, including neighborhood streets, (not including CR 455) will be funded using a municipal service taxing unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan approval, the Owner shall provide any documentation required by the County to impose an MSTU or MSBU, at the County's discretion, on the platted or commercial lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-ad valorem assessment using the uniform method of collection set forth under Section 197.3632, Florida Statutes.
2. The internal roundabouts within the development boundaries will be maintained by the Developer or its designee and the maintenance shall include landscaping, irrigation, sidewalk, trail, and lighting.

R. Stormwater Management.

1. The Developer 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. To establish flood hazard areas and base flood elevations, pursuant to LDR Section 14.09.01(B)(3), the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the County indicates ground elevations are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Amendment (LOMA) that removes the area from the special flood hazard area.

2. Pursuant to LDR Section 6.06.01(F), soil removed from the site shall not exceed two hundred (200%) percent of the volume of the needed retention/detention volume required to support the entire development. The 200% allowance is considered an exemption and is not subject to the Mining Conditional Use Permit and Operating Plan provisions of the LDR. If the volume of soil removal exceeds 200%, the activity is considered mining and must comply with all applicable mining provisions and regulations of LDR Section 6.06.01.
3. If an Applicant proposes to remove more than 200% of soil in the future as described above, the Applicant must either amend this PUD ordinance, if applicable, or apply for a Mining Conditional Use Permit. Variances are not permitted.
4. All grading for the site development shall be in accordance with the Comprehensive Plan and LDR, as amended.
5. 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.

S. Mass Grading and Site Development

1. All Grading for the site development shall be in accordance with the Comprehensive Plan and LDR, as amended.
2. Any grading on the development property shall be part of a site plan, construction plan, or approved road plan and shall serve as needed grading for the specific phase or road and supporting stormwater pond, flood compensation storage pond, and slope grading. Mass grading of entire sections of the development without site infrastructure shall not be allowed.

T. Parking Requirements: Unless stated herein, street parking shall conform to the Wellness Way Standards in the LDR. The applicant/developer shall cause language to be inserted in the Master HOA Declaration that allows it to regulate and enforce parking rules to ensure that street parking conforms to Lake County Public Works and Public Safety codes and regulations.

1. One-Sided Street Parking: Parking shall be permitted only on one side of internal roads that are constructed to be twenty-four (24) feet of paved width and two (2) feet of curb/gutter on each side for an overall width of twenty-eight (28) feet provided that the segment of curb/gutters to be measured in the overall width that can bear the weight of and be traversed by fire equipment.
2. Two-Sided Street Parking: Parking shall be permitted on both (two) sides where internal roads are constructed to be thirty-one (31) feet of paved width and two (2) feet of curb/gutter on each side for an overall width of thirty-four (34) feet that the segment of curb/gutters to be measured in the overall width can bear the weight of and be traversed by fire equipment.
3. Consecutive Parking: A maximum of ten consecutive parking spaces will be permitted before a bulb-out must be incorporated into the road design in order to reduce long stretches of wide pavement and assist with traffic calming. Consecutive parking spaces intersected by cross streets or driveways shall satisfy this requirement. By way of example, eleven (11) consecutive parking spaces intersected by a road shall count as six consecutive parking spaces and five (5) consecutive parking spaces.
4. Dedicated Roads: Roads owned by, or to be dedicated at a future date, as part of this Ordinance and/or the Transportation Agreement shall follow Lake County traffic parking and signage regulations before parking shall be permitted along them. Roads owned by a CDD shall require an agreement between the Master HOA and the CDD that allows the Master HOA to regulate and enforce parking in order to ensure that parking conforms to Lake County Public Works and Public Safety codes and regulations.
5. Public Safety Signage and Unobstructed Road: No Parking and Tow Zone signs, to be owned and maintained by the Master HOA, shall be installed a maximum of three hundred (300) feet apart. *No vehicle shall be permitted to park in such a manner as to encroach on the 20' of unobstructed roadway. The owner of any vehicle found to be in violation of this shall be subject to fine by the Master HOA and/or towing of their vehicle.* Applicant/developer shall cause this language to be in the Master HOA Declaration.
6. Non-Conforming Roads: No parking shall be permitted on any road that does not conform to the above.

U. Utilities.

1. Potable water and wastewater services shall be provided by Sunshine Water Services Company – Lake Utility Services.

2. When available, reclaimed water shall be provided by Sunshine Water Services Company – Lake Utility Services for landscaping. Dry ‘purple’ pipes shall be installed concurrently with development to accommodate reclaimed water when it becomes available.
3. All landscape irrigation shall be provided by reclaimed water. Another type of non-potable water supply may be used for landscape irrigation if reclaimed water is not available to the PUD. In no instance shall potable water be used for landscape irrigation unless authorized by the St. Johns River Water Management District pursuant to Part II of Chapter 373, Florida Statutes. Conservation programs, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur when accessible. All development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available adjacent to the development’s boundary. Connection shall be made at the developer’s cost. If reclaimed becomes available after developer sells all or part of the property to builders or other entities - or if it becomes available after a community has been turned over to a resident HOA, subsequent entities also required to connect to reclaimed at their cost.
4. The entire roadway system in Wellness Way is the primary means to delivering high speed broadband services to businesses and residents. All roadways, including arterials, collector, and local streets, shall facilitate delivery of fiber to each household and business, this requirement will be that of the developer.
5. To maximize water conservation, all new construction shall incorporate WaterSense® plumbing fixtures (faucets, showerheads, toilets) and ENERGY STAR® appliances to the greatest extent possible. To maximize water conservation and minimize fertilizer/pesticide runoff, all new construction must be certified as Florida Water StarSM Silver. Where Florida Water Star Certification will not be obtained, a "Letter of Certification of the Design for an Irrigation System” signed by the contracted irrigation installation/design professional certifying the design is consistent with Florida Water StarSM criteria shall be required before issuance of a building permit. In addition, where Florida Water StarSM Certification will not be obtained, a "Letter of Completion Certifying Compliance with Design for an Irrigation System" signed by the contracted irrigation installation/ design professional certifying the installation is consistent.

V. Annexation. Owner agrees not to enter into any covenant with a municipality to annex which alters the prerequisites of voluntary annexation under Section 171.044, Florida Statutes.

W. Lighting.

1. All streetlighting must meet Florida Greenbook Lighting Standards and FDOT street lighting standards, dark sky, and warm white glow correlated color temperature (CCT) not to exceed 3000k.
2. All streetlighting shall be owned and maintained by the HOA or CDD.
3. All streetlights shall be placed outside of the Florida Greenbook Clear Zones and not be within the LDR Visibility Triangles.
4. All development will adhere to Dark-Sky Principles and LDR Section 3.09.00, entitled *Lighting Standards*, as amended. In situations where Lighting Standards conflict with Dark-Sky Principles, Dark-Sky Principles shall take precedence.

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

Y. Wildlife Corridor Preservation. A Wildlife Corridor generally consistent with the Wellness Way Area Plan, as described in Exhibit “C” attached hereto shall be permanently preserved and maintained in its natural state, except for where areas of roadway and trail crossings, or similar, allow for wildlife crossing. Prior to the recording of any final plat for all or any portion of the PUD, the Developer shall provide for the protection of the Wildlife Corridor through dedication, conservation easement or other legally enforceable instrument acceptable to Lake County. The document shall ensure long-term preservation of the corridor and shall prohibit activities inconsistent with the conservation and wildlife connectivity functions.

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

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

BB. Development Review and Approval. Prior to the issuance of any permits, the Developer shall submit a preliminary plat, construction plans, or final plat generally consistent with the Conceptual Plan (Exhibit “B”) and Final PUD Master Plan (Exhibit “C”) for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

CC. PUD Expiration. Physical development shall commence within three (3) years from the date of this Ordinance approval. Failure to commence construction within three (3) years of approval shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or superseding documents, as amended. Prior to expiration of the three-year time frame, the Board of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame for a maximum of two (2) years upon a showing that reasonable efforts have been made towards securing the required approvals and commencement of work. Notwithstanding the foregoing, if at any time the developer is granted an extension of time pursuant to Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the

preliminary plat, construction plans, or final plat, commencement of physical development shall be equally extended so long as the development is proceeding in good faith and does not allow the originally extended development order to expire.

DD. 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, unless otherwise exempt from future amendments as specified herein.

EE. 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 Comprehensive Plan or 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 2. Conditions.

A. After establishment of the facilities as provided in this Ordinance, the subject property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed uses 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 inure to 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 subject 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. 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 5. 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.

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ENACTED this _____ day of _____, 2026.
FILED with the Secretary of State _____, 2026.
EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

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

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Legal Description

LEGAL DESCRIPTION:

A PARCEL OF LAND COMPRISING OF PORTIONS OF THE UNPLATTED LANDS LYING IN SECTIONS 1, 2, 3, 4, 10, 11 AND 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, AND SECTION 36, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA,

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE RUN NORTH 00°08'30" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2196.71 FEET; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°52'07" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 00°08'30" EAST FOR A DISTANCE OF 453.39 FEET; THENCE RUN NORTH 89°51'30" WEST FOR A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID SECTION 3; THENCE RUN NORTH 00°18'45" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 400.00 FEET; THENCE DEPARTING SAID EAST LINE RUN NORTH 65°15'38" WEST FOR A DISTANCE OF 1542.71 FEET; THENCE RUN SOUTH 00°18'45" WEST FOR A DISTANCE OF 1046.69 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, ALSO BEING A POINT ON THE NORTH LINE OF TRADD'S LANDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 9 THROUGH 20 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'24" WEST ALONG SAID NORTH AND SOUTH LINES FOR A DISTANCE OF 1246.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE RUN NORTH 89°51'44" WEST ALONG SAID NORTH LINE AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 2265.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 25/US HIGHWAY 27 ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 11200-238422; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT OF WAY LINE: NORTH 28°31'51" WEST FOR A DISTANCE OF 86.89 FEET; THENCE RUN NORTH 61°28'30" EAST FOR A DISTANCE OF 12.13 FEET; THENCE RUN NORTH 28°32'55" WEST FOR A DISTANCE OF 699.75 FEET; THENCE RUN NORTH 28°31'04" WEST FOR A DISTANCE OF 38.21 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN NORTH 00°11'33" EAST FOR A DISTANCE OF 66.44 FEET; THENCE RUN NORTH 28°31'02" WEST FOR A DISTANCE OF 504.26 FEET; THENCE RUN NORTH 29°48'22" EAST FOR A DISTANCE OF 58.99 FEET; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 760.85 FEET; THENCE RUN NORTH 00°00'00" EAST FOR A DISTANCE OF 22.85 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FRANK JARRELL ROAD AS RECORDED IN DEED BOOK 52, PAGE 594 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 89°57'12" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 2105.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 3; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN NORTH 00°15'00" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°57'12" EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°15'00" EAST FOR A DISTANCE OF 547.79 FEET; THENCE RUN NORTH 78°39'39" EAST FOR A DISTANCE OF 892.65 FEET; THENCE RUN NORTH 11°20'21" WEST FOR A DISTANCE OF 316.23 FEET; THENCE RUN NORTH 46°10'25" EAST FOR A

1 DISTANCE OF 188.30 FEET; THENCE RUN NORTH 09°24'19" WEST FOR A DISTANCE OF
2 139.85 FEET; THENCE RUN NORTH 46°10'25" EAST FOR A DISTANCE OF 250.03 FEET;
3 THENCE RUN SOUTH 86°56'53" EAST FOR A DISTANCE OF 548.23 FEET; THENCE RUN
4 NORTH 00°01'44" EAST FOR A DISTANCE OF 1289.19 FEET TO A POINT ON THE NORTH LINE
5 OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF AFORESAID SECTION 3; THENCE
6 RUN SOUTH 89°58'16" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1000.08 FEET
7 TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF AFORESAID SECTION
8 2; THENCE RUN NORTH 00°18'25" EAST ALONG SAID WEST LINE FOR A DISTANCE OF
9 965.77 FEET TO THE POINT HEREIN AFTER REFERRED TO AS "POINT A", THENCE RUN
10 NORTHEASTERLY ALONG THE EDGE OF WATER FOR APPROXIMATELY 2224 FEET TO A
11 POINT ON THE NORTH LINE OF SAID SECTION 2 THAT IS NORTH 66°10'40" EAST AND
12 1094.88 FEET FROM AFORESAID POINT "A"; THENCE RUN SOUTH 89°02'41" EAST ALONG
13 SAID NORTH LINE FOR A DISTANCE OF 4269.85 FEET TO THE NORTHEAST CORNER OF
14 SAID SECTION 2; THENCE RUN SOUTH 00°05'29" EAST ALONG THE EAST LINE OF SAID
15 SECTION 2 FOR A DISTANCE OF 2702.31 FEET TO THE EAST QUARTER CORNER OF SAID
16 SECTION 2; THENCE DEPARTING SAID EAST LINE RUN SOUTH 89°29'30" EAST ALONG THE
17 SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 FOR
18 A DISTANCE OF 1321.65 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH
19 00°05'58" WEST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST
20 QUARTER OF SAID SECTION 1 FOR A DISTANCE OF 2692.00 FEET TO A POINT ON THE
21 NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE RUN SOUTH
22 89°02'41" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 1321.41 FEET TO THE
23 NORTH QUARTER CORNER OF SAID SECTION 1; THENCE RUN SOUTH 89°07'10" EAST
24 ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 FOR A
25 DISTANCE OF 2391.67 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°04'24"
26 EAST FOR DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 89°07'10" EAST FOR A DISTANCE
27 OF 250.02 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF
28 AFORESAID SECTION 36; THENCE RUN SOUTH 00°13'16" WEST ALONG SAID EAST LINE
29 FOR A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST
30 QUARTER OF SAID SECTION 1; THENCE RUN SOUTH 00°10'43" EAST ALONG THE EAST
31 LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2664.58 FEET TO THE EAST
32 QUARTER CORNER OF SAID SECTION 1; THENCE RUN SOUTH 00°05'42" EAST ALONG THE
33 EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 FOR A DISTANCE OF 2664.56
34 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;
35 THENCE RUN NORTH 89°54'02" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST
36 QUARTER OF SAID SECTION 1 FOR A DISTANCE OF 1871.97 FEET; THENCE DEPARTING
37 SAID SOUTH LINE, RUN SOUTH 00°15'03" WEST FOR A DISTANCE OF 550.00 FEET; THENCE
38 RUN SOUTH 89°54'02" EAST FOR A DISTANCE OF 550.00 FEET TO A POINT ON THE EAST
39 LINE OF THE WEST THREE QUARTERS OF SAID SECTION 12; THENCE RUN SOUTH 00°15'03"
40 WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2089.06 FEET TO A POINT ON THE
41 SOUTH LINE OF THE NORTH HALF OF SAID SECTION 12; THENCE RUN SOUTH 00°02'13"
42 EAST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 2651.68 FEET TO A POINT
43 ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE RUN
44 SOUTH 89°53'39" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1324.47 FEET TO
45 THE SOUTH QUARTER CORNER OF SAID SECTION 12; THENCE RUN SOUTH 89°53'53" WEST
46 ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 FOR A
47 DISTANCE OF 2625.70 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE
48 RUN NORTH 00°12'55" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF
49 SAID SECTION 12 FOR A DISTANCE OF 2655.07 FEET TO THE EAST QUARTER CORNER OF

1 AFORESAID SECTION 11; THENCE RUN SOUTH 89°51'47" WEST ALONG THE SOUTH LINE OF
2 THE NORTH HALF OF SAID SECTION 11 FOR A DISTANCE OF 5329.20 FEET TO THE POINT
3 OF BEGINNING.

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5 TOTAL GROSS AREA CONTAINS 2,260.29 ACRES, MORE OR LESS.

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7 LESS AND EXCEPT:

8
9 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID
10 SECTION 10; THENCE RUN NORTH 60°40'05" EAST FOR A DISTANCE OF 1070.22 FEET TO
11 THE POINT OF BEGINNING; THENCE RUN NORTH 00°09'27" EAST FOR A DISTANCE OF
12 877.11 FEET; THENCE RUN NORTH 88°57'15" WEST FOR A DISTANCE OF 164.91 FEET;
13 THENCE RUN NORTH 00°08'53" EAST FOR A DISTANCE OF 1049.10 FEET; THENCE RUN
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Exhibit “B” – Conceptual Plan



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Engineers | Scientists | Planners | Designers

PANTHER RUN PUD

Wellness Way

Lake County, Florida

Parcel ID : 01-24-26-0001-000-00300, 01-24-26-0003-000-00600

Final PUD

Issued for	PUD Approval
Date Issued	May 30, 2025
Latest Issue	May 15, 2026

Development Team

Property Owner/Applicant

GT Homes Wellness Way II LP
5600 North Federal Hwy
Fort Lauderdale, FL 33308
Phone: 954-500-0205

Surveyor

Allen & Company
16 East Plant Street
Winter Garden, FL 34787
Phone: 407-654-5355

Planning and Landscape Architecture

GAI - Community Solutions
618 South Street, Suite 700
Orlando, FL 32801
Phone: 407-423-8398

**Land Use Attorney
Lowndes Prosdick**

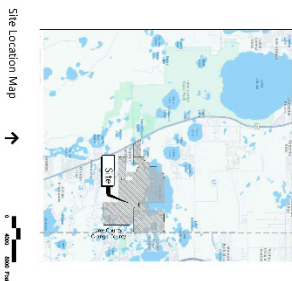
Doster, Kantor & Reed
215 North Eola Drive
Orlando, FL 32801
Phone: 407-418-6361

Sheet Index

Number	Drawing title	Letter issue
C-2	Existing Conditions Plan	5/15/2026
C-3	Master PUD Plan	5/15/2026
C-4, C-6	PUD Plan	5/15/2026
C-7	Development Standards & Notes	5/15/2026
C-8	Roadways Plan	5/15/2026
C-9	Intersection Density Plan	5/15/2026
C-10	Open Space Plan	5/15/2026
C-11	Trails Plan	5/15/2026
C-12	Public Facilities Plan	5/15/2026
C-13	Master Sign Plan	5/15/2026
C-14	Density Tier Plan	5/15/2026

Reference Drawings

Number	Drawing Title	Latest Issue
SV 1 SV 13	ALTA Survey	9/25/2024

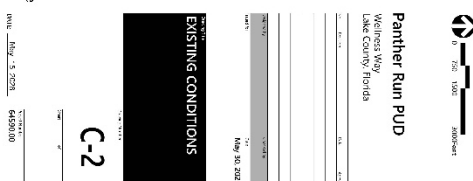
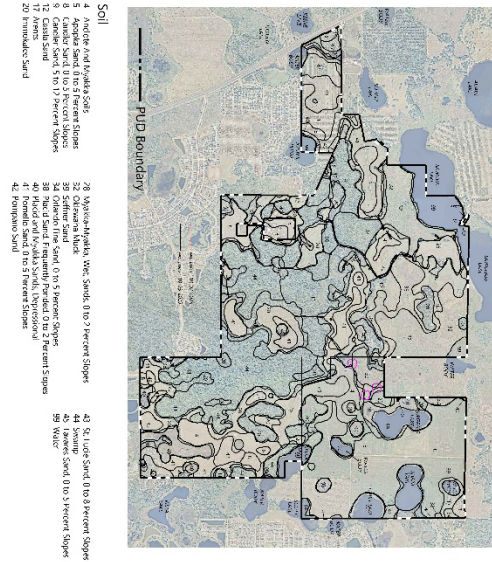
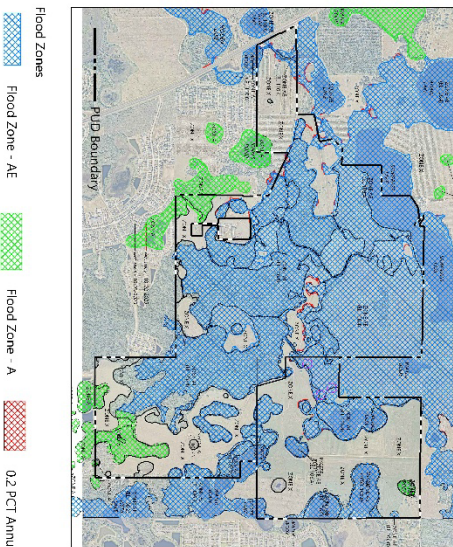
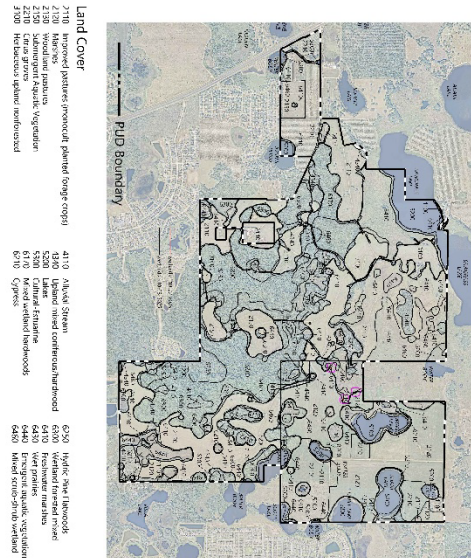
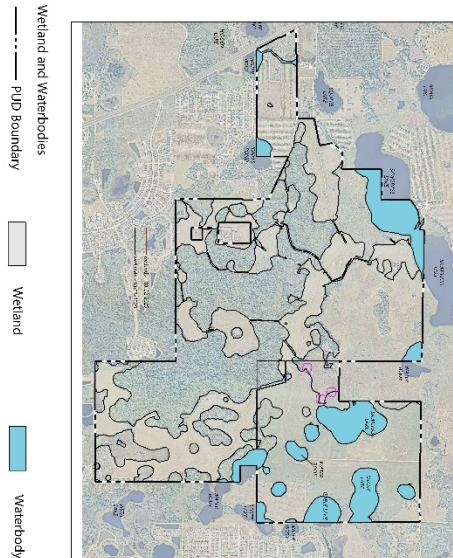


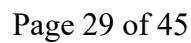
Site Location Map

WHD Project No. 66-59002
Issued by: Lake County, Ill.

Exhibit “C” – Final PUD Master Plan (Page 2 of 16)

Submitted: January 18, 2025 2:17:54 PM EST
RECEIVED: February 19, 2025 9:47:00 AM EST



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Exhibit “C” – Final PUD Master Plan (Page 5 of 16)

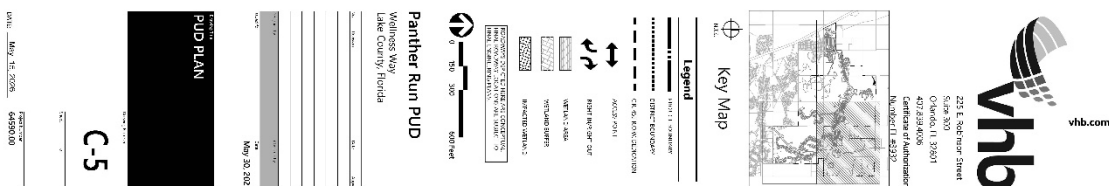
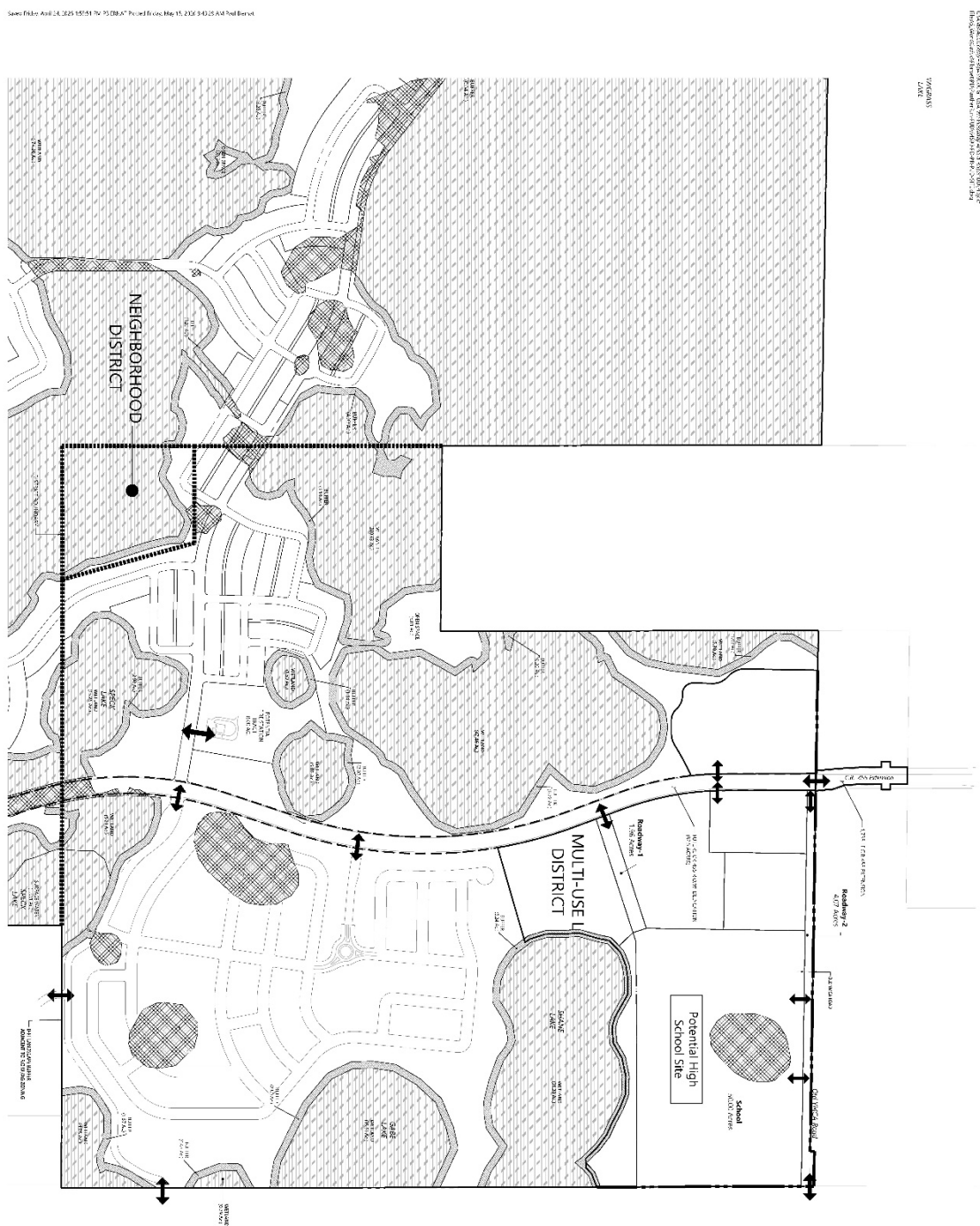


Exhibit “C” – Final PUD Master Plan (Page 6 of 16)

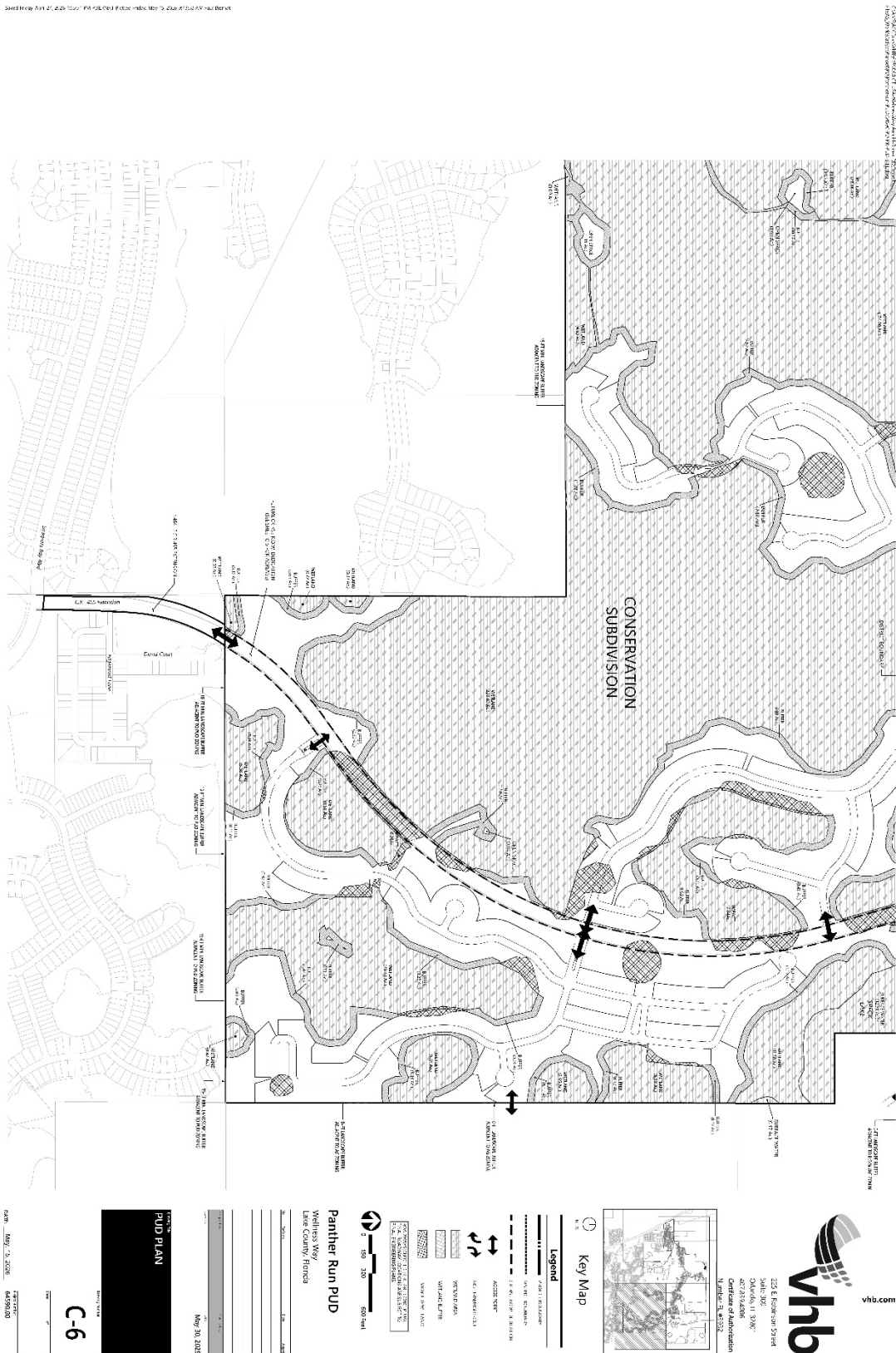
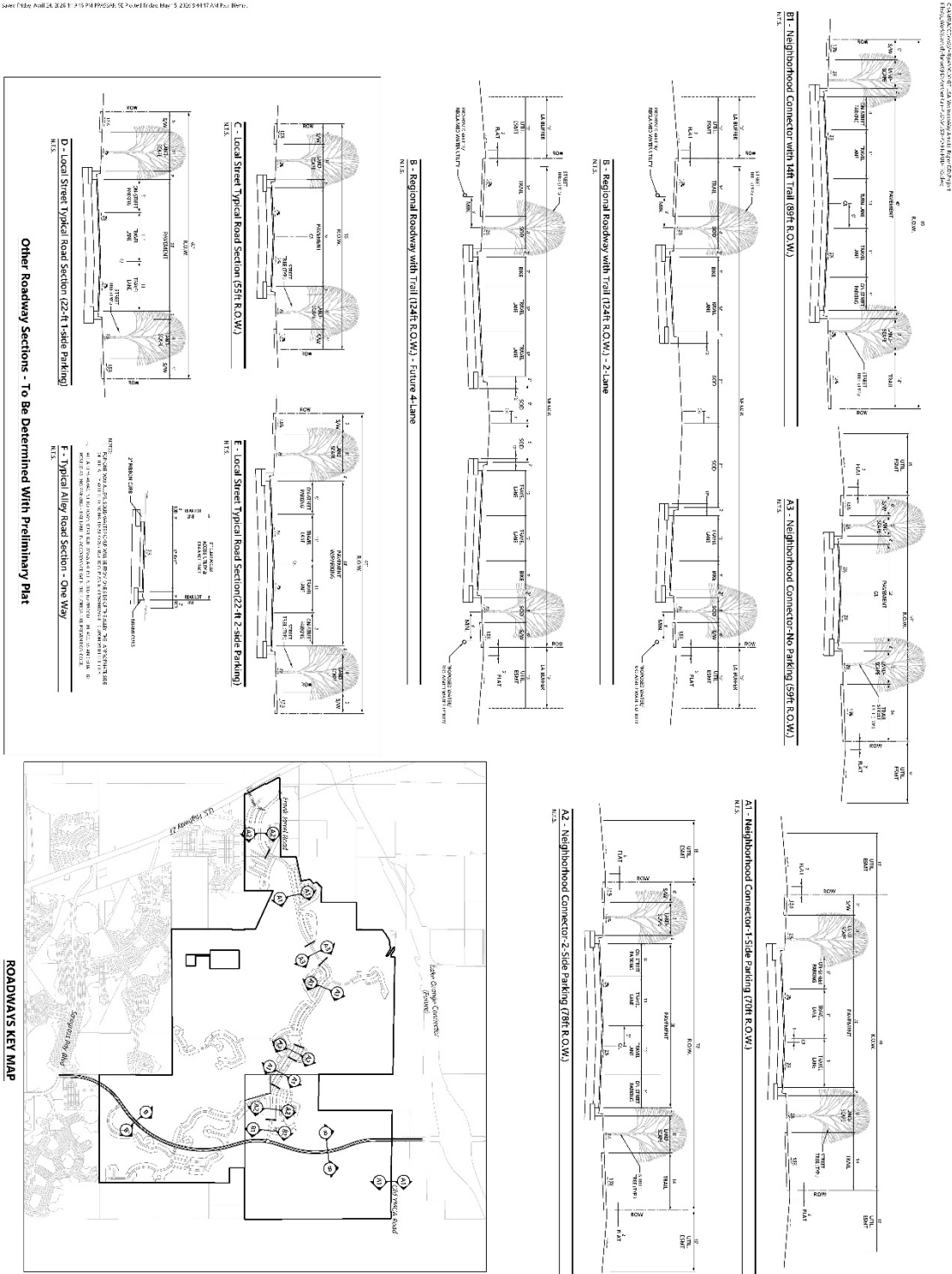


Exhibit “C” – Final PUD Master Plan (Page 8 of 16)

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vhb.com

2015 E. Lake Shore Street
Suite 300
Orem, UT 84057
407.833.0066
Certificate of Authorization
Number F-19332

Panther Run PUD
Wellness Way
Lake County, Florida

ROADWAYS PLAN

C-8

May 20, 2025

DATE: May 23, 2025
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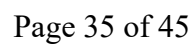


Exhibit “C” – Final PUD Master Plan (Page 10 of 16)

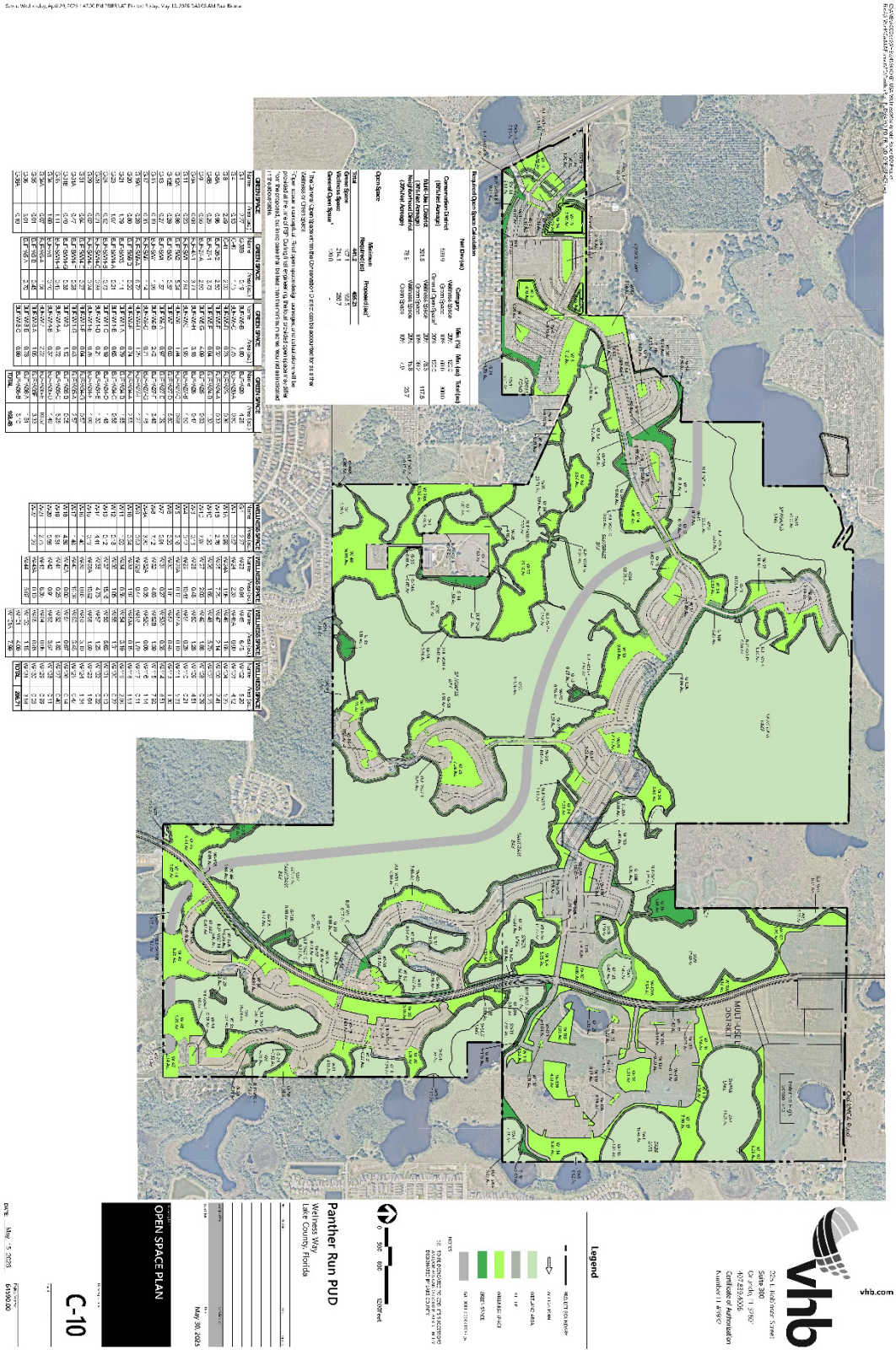


Exhibit “C” – Final PUD Master Plan (Page 11 of 16)

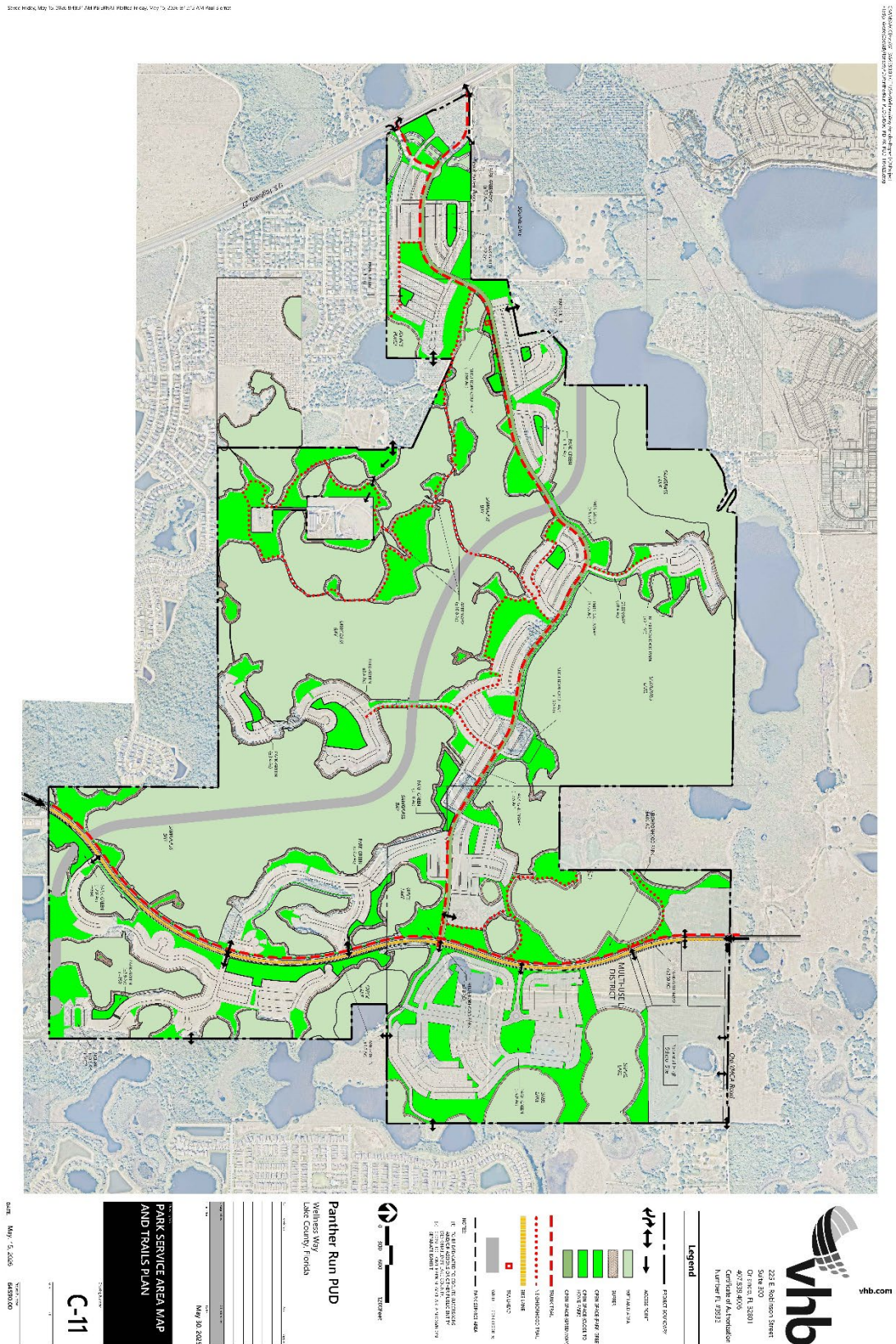
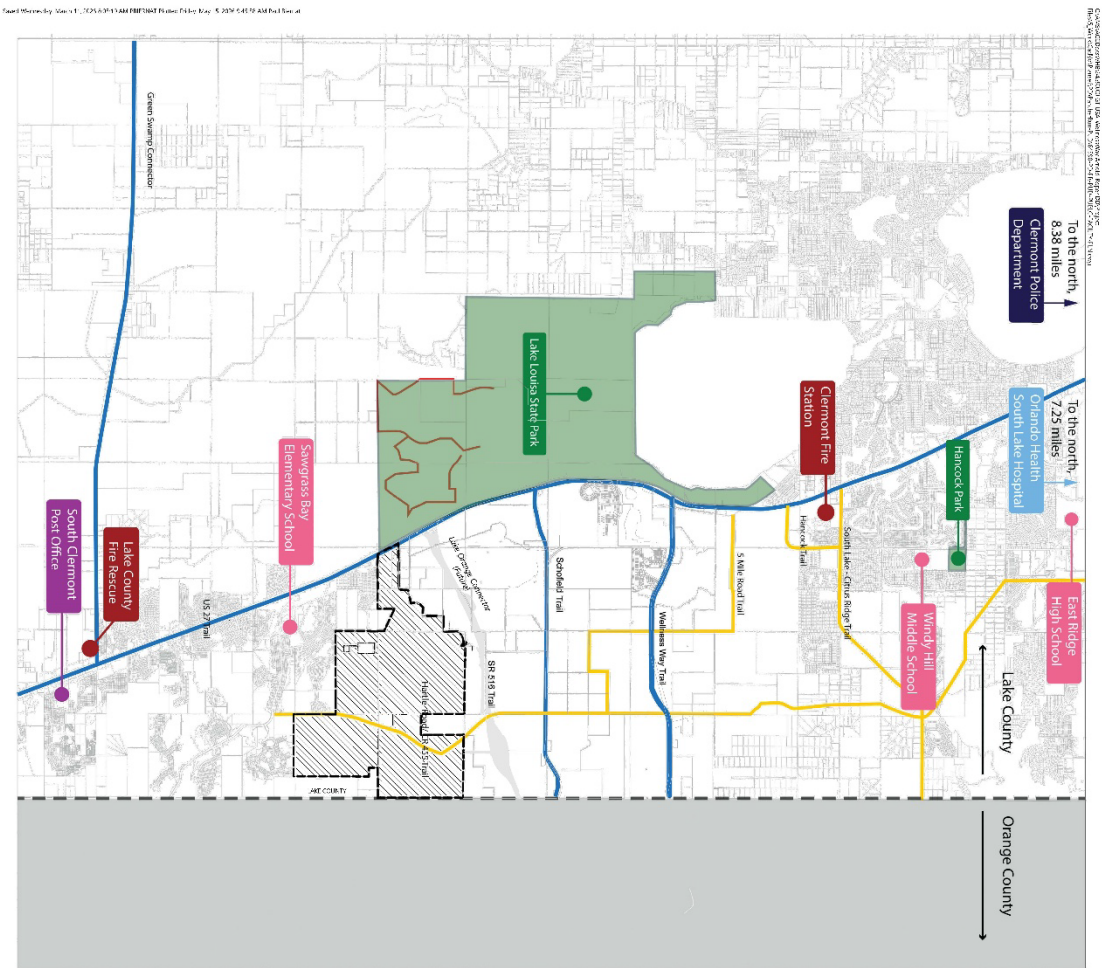


Exhibit “C” – Final PUD Master Plan (Page 12 of 16)



Public Facilities Size/Capacity

Facility	Size	Capacity
Public School	1,000 sq. ft.	100
Elementary School	100,000 sq. ft.	1,000
Middle School	100,000 sq. ft.	1,000
High School	100,000 sq. ft.	1,000

School Capacity

School	Current Capacity	Available Capacity	Project Demand
Sawgrass Bay Elementary School	200	330	442
Lake Louisa State Park	100	168	227
Windy Hill Middle School	100	168	227
East Ridge High School	100	168	227

Law Enforcement, Fire Protection and Emergency Services

Service Station	Distance
Clermont Police Department	8.38 miles
Lake County Fire Rescue	5.59 miles
South Lake Fire Station	1.24 miles
Orlando Health South Lake Hospital	7.23 miles

Park and Trails

Park	Size
Lake Louisa State Park	4,192 acres
Windy Hill Park	1.24 acres
East Ridge Park	1.24 acres
Windy Hill Trail	1.24 miles
Windy Hill Trail (Paved)	1.24 miles
Windy Hill Trail (Unpaved)	1.24 miles
Windy Hill Trail (Bike)	1.24 miles

*Data from Lake County Parks Master Plan.



775 F. Robinson Street
Suite 200
Orlando, FL 32801
707.444.4444
www.vhb.com

- Public School
- Park
- Conceptual Trail
- Planned Trail
- Existing Trail
- Fire Station
- Police Station
- Post Office
- Hospital



Panther Run PUD
Wellness Way
Lake County, Florida

PUBLIC FACILITIES
PLAN
C-12

DATE: May 15, 2025
DRAWN: 64590.00

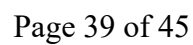
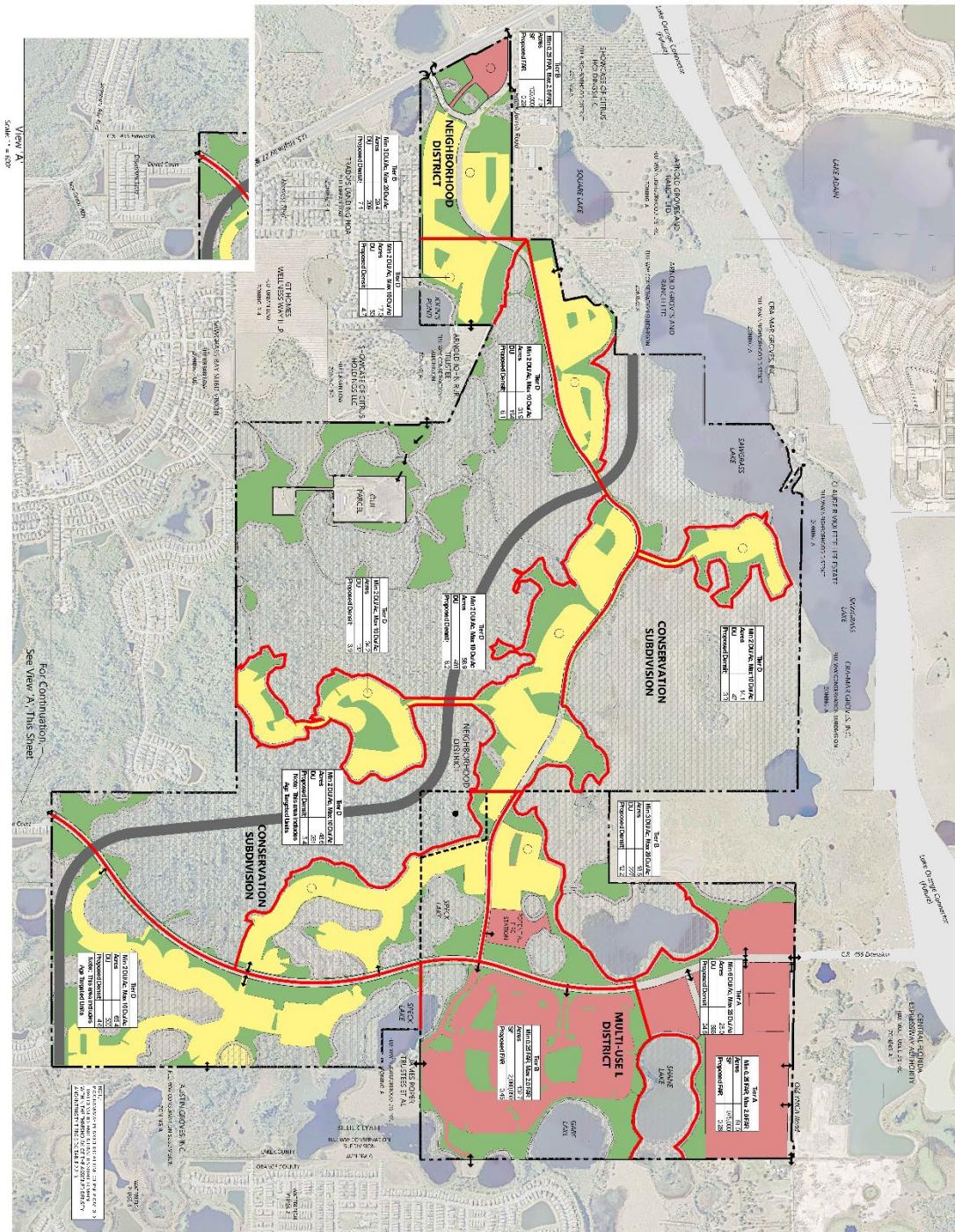
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Exhibit “C” – Final PUD Master Plan (Page 14 of 16)

Scale: 1" = 400'



Legend

- 1" = 400'
- 1" = 200'
- 1" = 100'
- 1" = 50'
- 1" = 25'
- 1" = 12.5'
- 1" = 6.25'
- 1" = 3.125'
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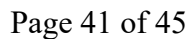


Exhibit “C” – Final PUD Master Plan (Page 16 of 16)

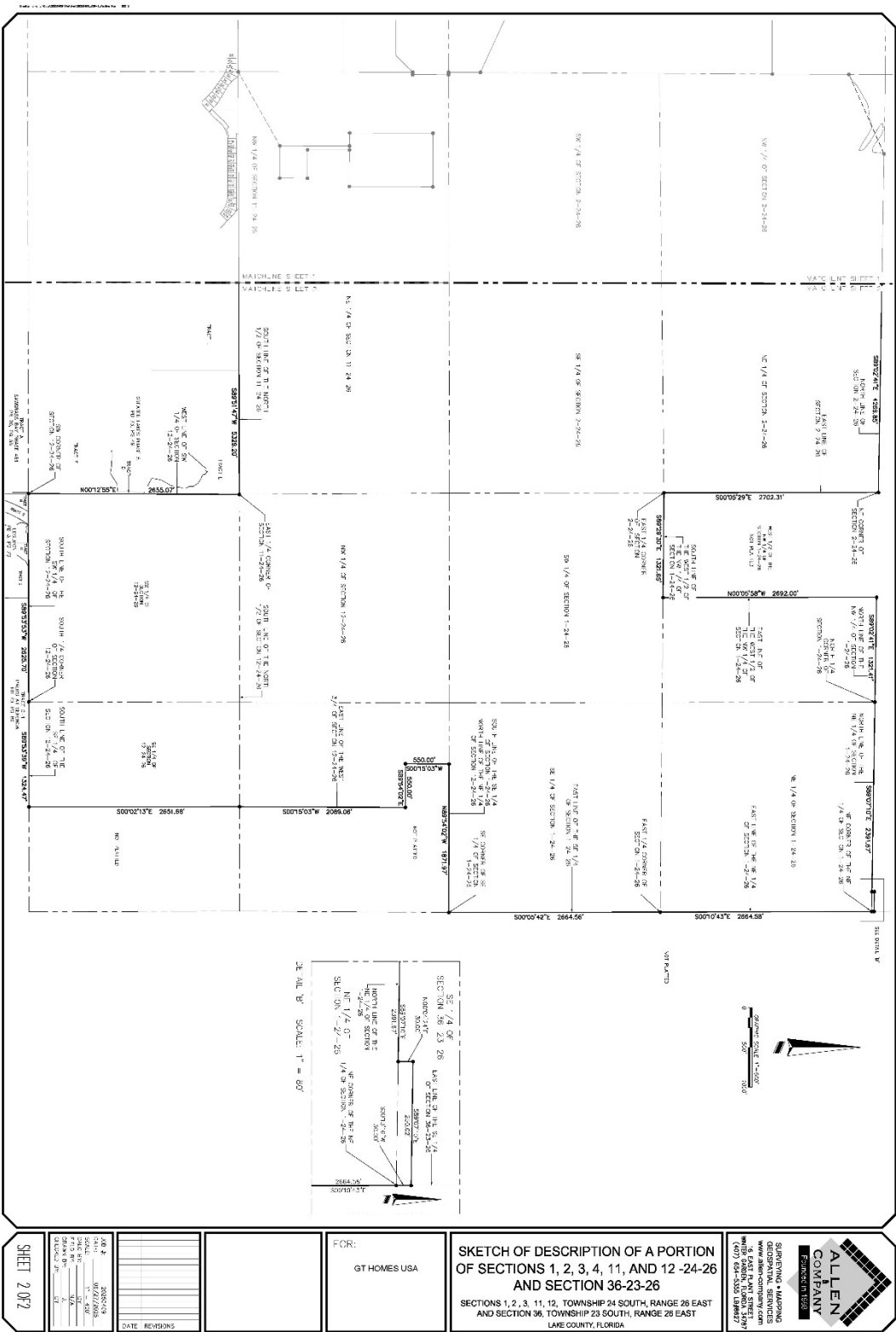
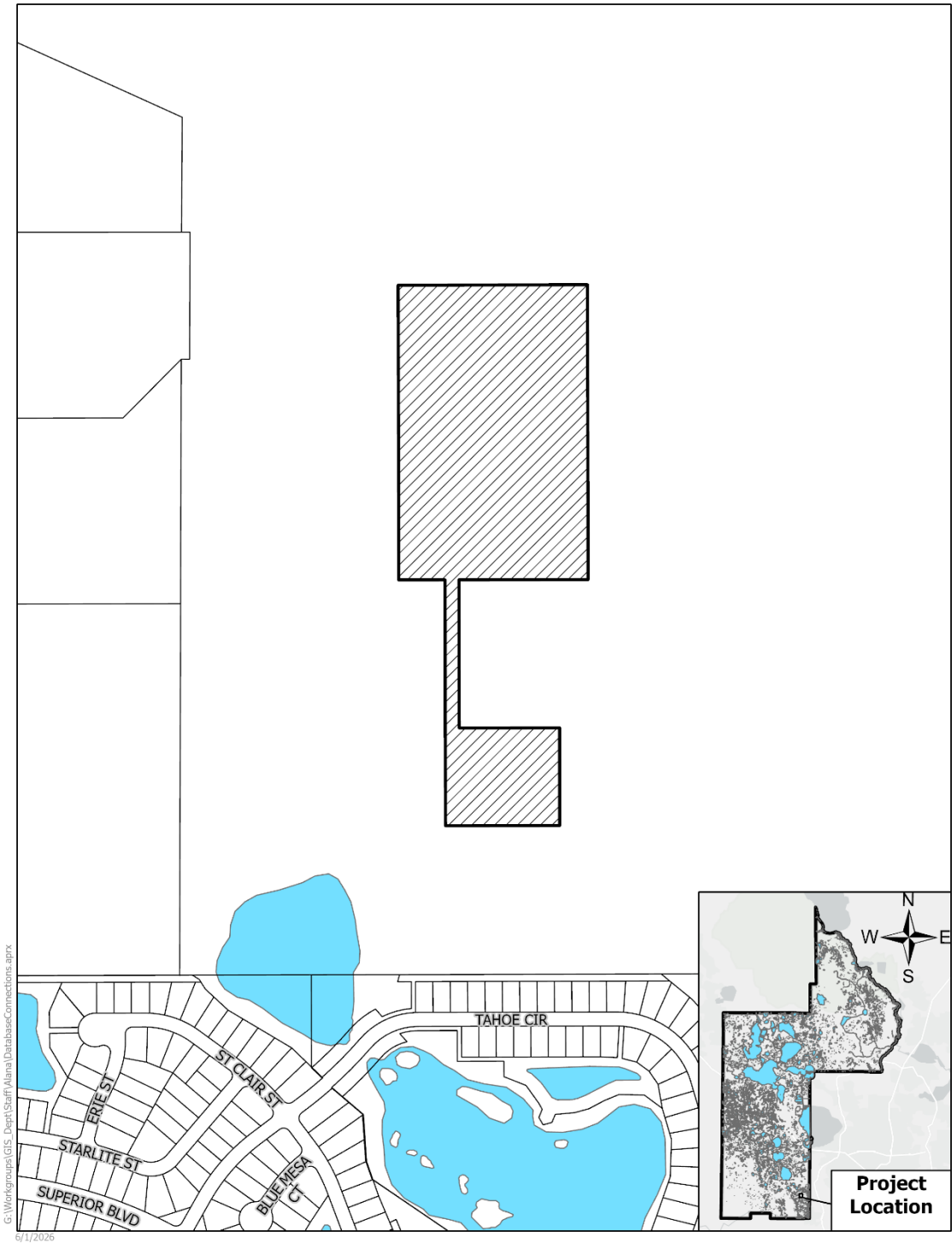


Exhibit “D” Cross Access Connections
Citrus Holdings



1
2
3

**Exhibit “D” Cross Access Connections
Adjacent Parcels**

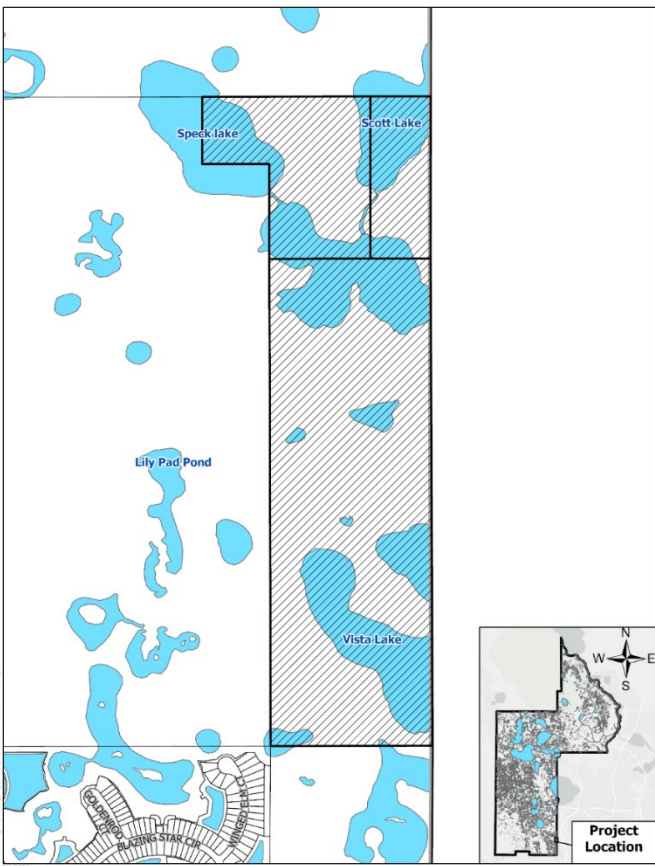
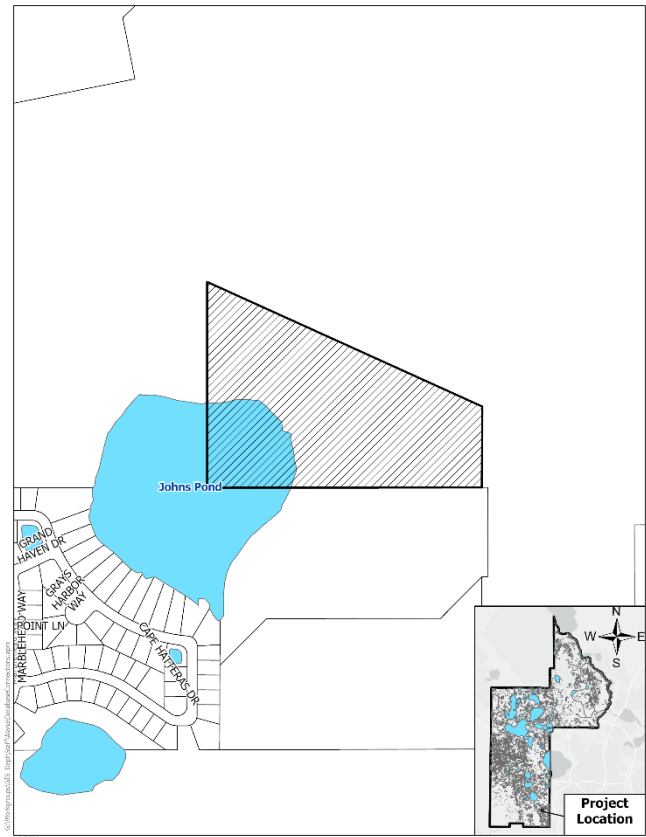


EXHIBIT “E”
ACKNOWLEDGEMENT OF FIRE STATION WITHIN/ADJACENT TO THE PANTHER RUN DEVELOPMENT

I, _____, understand that my property located at _____ (the “Property”) is within or adjacent to the Panther Run master planned unit development in unincorporated Lake County, Florida (the “Panther Run PUD”), identified in part by Alternate Key Numbers 3801646 and 1594669 and more particularly described in Ordinance No. 2026-_____.

WHEREAS, as a condition of the Panther Run PUD approvals, the developer is required to convey to Lake County approximately eight (8) acres to be used as a Public Safety Complex (the “Public Safety Complex Parcel”), which is intended to accommodate public safety facilities that may include a fire-rescue station and related operations serving Panther Run and the surrounding area, and the presence and operation of a fire-rescue station/public safety facility within or adjacent to the Property may result in certain ongoing operational activities and associated impacts typical of such facilities.

NOW, THEREFORE, I acknowledge, understand, and agree as follows:

1. Nature of Operations and Potential Impacts. I acknowledge and understand that fire-rescue/public safety operations typically include, without limitation: (a) 24 hours per day, seven days per week staffing and activity; (b) emergency response vehicle movements to and from the facility; (c) use of sirens, horns, public address and alarm systems; (d) training exercises and equipment testing; (e) lighting of buildings, aprons, drive lanes and yards; (f) visitor/public access and deliveries; and (g) associated noise, traffic, and visual impacts on surrounding areas. Such operations and impacts may occur at any time, including nighttime, weekends, and holidays.
2. Running with the Land; Disclosure to Successors. This acknowledgement: (a) constitutes notice to and is binding upon me and my heirs, successors, and assigns; (b) runs with the land and shall be recorded in the Official Records of Lake County, Florida, at my expense; and (c) shall be provided to and acknowledged by all subsequent purchasers or transferees of the Property as a condition of closing.

Owner/Applicant

Signature: _____
Print Name: _____
Address: _____

Signature: _____
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ____ day of _____, 20____, by _____ who is personally known to me or produced identification, form of identification produced _____.

(SEAL)

(Notary Signature)