



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): September 2, 2026
Board of County Commissioners (BCC): October 6, 2026

Case No. and Project Name: PZ2025-274, Sunshower Planned Unit Development

Commissioner District: District 5 – Commissioner Timothy Morris

Applicant(s): April Dotson, NV5

Owner(s): Vista Grande Properties LLC

Requested Action: Rezone approximately 19.68 +/- gross acres (approximately 19.03 +/- net acres) from Agriculture (A) District to Planned Unit Development (PUD) to accommodate a 57-lot residential subdivision.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 19.03 +/- net acres

Location: Rolling Acres Road in the unincorporated area of Lake County

Alternate Key No.: 2500271, 2717084, and 2765241

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

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

JPA/ISBA: Town of Lady Lake Interlocal Service Boundary Agreement (ISBA)

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

Flood Zone(s): N/A

BMAP Location: Ocklawaha

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Agriculture (A) and Agriculture Residential (AR) Districts	Residential	Single-Family Residence and Vacant Agriculture Parcel
South	Town of Lady Lake	Planned Unit Development (PUD)	Residential	Hammock Oaks /Reserves at Hammock Oaks
East	Public Service Facilities and Infrastructure	Community Facility District (CFD)	Vacant County Property	Lake County Class I Landfill (closed) east of Rolling Acres Road
West	Town of Lady Lake	Planned Unit Development (PUD)	Vacant	Non-Agriculture Future Development

- Summary of Analysis -

The subject parcels are identified by Alternate Key Numbers 2500271, 2717084, and 2765241 and contains 19.68 +/- gross acres (approximately 19.03 +/- net acres). The subject parcels are located on Rolling Acres Road in the unincorporated area of Lady Lake. The subject parcels are zoned as Agriculture (A) District; designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within Economic Overlay District. Two (2) of the subject parcels are developed with single family homes (one on each parcel), and the third residential parcel is vacant.

The Applicant seeks to rezone from the Agriculture (A) District to a PUD to accommodate a 57-lot residential subdivision. The PUD rezoning request is consistent with Land Use Regulations (LDR) Section 4.03.04.E, entitled *Residential Development Standards*, which states a PUD is required for any development of a residential subdivisions containing fifty (50) or more lots.

The Concept Plan depicts fifty-seven (57) residential lots with a maximum density of three (3) dwelling unit(s) per one (1) net acre, with a minimum sixty-five (65) foot lot width, 3.3+/- acres of stormwater detention, and 4.77+/- acres of Open Space (equating to twenty-five percent (25%)). Access to the subdivision is proposed off Rolling Acres Road with a potential future roadway connection at the rear of the subdivision to the north. Rolling Acres Road is a county maintained paved road with a width of twenty-two (22) feet and a pavement rating of eight (8) on the Pavement Surface Evaluation and Rating (PASER) scale. Stormwater Detention areas will be enhanced with native tree planting and landscaping (Attachment "F").

Table 1. Existing and Proposed Development Standards.

	Zoning District	Development Program	Maximum ISR	Minimum Open Space	Building Height
Existing	Agriculture	1 du/5 net acres	.10	NA	40 feet
Proposed	Planned Unit Development (PUD)	57-lot residential subdivision, maximum density of 3 du/ net acre	.60 overall and maximum .65 for individual lots	25%	40 feet

The subject property is located within the Town of Lady Lake Service Boundary Agreement (ISBA), and on March 5th, 2025, the application was provided to the Town of Lady Lake for review and comment. The Town of Lady Lake has made no comments in reference to the rezoning application. The Town of Lady Lake did, however, provided a utility availability letter confirming that although utilities are in the vicinity of the subject properties, capacity is unavailable for the development at this time (Attachment “C”).

The Applicant provided a Project Narrative as justification for the PUD rezoning request as shown on Attachment “D”.

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The Applicant seeks to rezone from the Agriculture (A) District to a PUD to accommodate a 57-lot residential subdivision. The proposed use is consistent with LDR Section 4.03.01, entitled *Purpose and Intent*, which allows Planned Developments in all land use classifications.

The request is consistent with LDR Section 4.03.02, entitled *Permitted Uses*, which allows for Planned Residential Communities.

The request is consistent with LDR Section 4.03.03, entitled *General Site Development Standards*, which states that all Planned Unit Developments shall adhere to LDR Chapter XI, entitled *Development Design and Improvement Standards*. The proposed Planned Unit Development is meeting landscape standards and is not increasing the level of service for transportation.

The Concept Plan is consistent with LDR Section 4.03.04(B), entitled *Residential Development Standards*, which states that the maximum height for residential structures is forty (40) feet and the plan depicts a maximum building height of forty (40) feet.

The request and Concept Plan are consistent with LDR Section 4.03.04(C)(1), entitled *Residential Development*, as the plan meets the minimum Open Space requirement of 25%.

The request is consistent with LDR Section 4.03.04(E), entitled *Residential Development*, which states that any residential subdivision development consisting of fifty (50) or more dwelling units requires a Planned Unit Development or Rural Conservation Subdivision.

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

LDR Section 6.12.00, entitled *Central Water Systems/Central Sewer Systems*, states that new development within the Urban Future Land Use Series shall connect to a public water system if the water system is within 300 feet of the property to be developed and must also connect to a regional/subregional wastewater system when subject property is within 1,000 feet. Since the Town of Lady Lake has stated that capacity is unavailable (Attachment “C”), the Applicant intends to provide a Distributed Wastewater Treatment System (DWTS) and a community well water system to service the residential subdivision, which qualifies as a central system.

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

The request is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, which provides for a range of residential development at a maximum density of four (4) dwelling units per net acre. The Applicant is proposing a density of three (3) units per net acre, less than the maximum allowed within the Future Land Use Category.

The Concept Plan is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Future Land Use Category*, which states any residential development in excess of ten (10) dwelling units shall be required to provide a minimum of twenty-five percent (25%) of the net buildable area of the entire site as common open space. The Concept Plan provides twenty-five percent (25%) Open Space, with some allocated for passive recreational activities like walking, picnicking and birdwatching.

The request is consistent with Comprehensive Plan Policy I-1.3.2, entitled *Urban Low Density Land Use Category*, which states that the maximum impervious surface ratio shall be sixty percent (60%). The Concept Plan depicts sixty percent (60%) overall Impervious Surface Ratio (ISR) for the overall PUD. In addition, the lots within the PUD may be developed at a maximum sixty-five percent (65%), if the overall ISR remains at sixty percent (60%) or lower.

Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, states that developments within the Urban Future Land Use Series with a density greater than one (1) unit per net acre must be connected to a regional sewer system. Regional wastewater systems shall be planned, designed, and constructed to service any sub-regional and package treatment systems within or abutting their service areas where septic systems exceed densities of one unit per net acre. The Applicant intends to install DWTS to service the residential subdivision, which qualifies as a central system.

Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, states that development within the Urban Future Land Use Series shall connect to a public water system, when available. The Applicant is unable to connect to a public water system through the Town of Lady Lake as capacity is unavailable (Attachment "C"). The Applicant intends to provide a community well water system to service the residential subdivision, which qualifies as a central system.

Comprehensive Plan Policy IX-3.1.2, entitled *Mandatory Sewer Connection*, which states that development within the Urban Future Land Use Series shall connect to a public sanitary sewer system, when available. The Applicant is unable to connect to water and wastewater through the Town of Lady Lake as capacity is unavailable (Attachment "C"). The Applicant intends to provide a Distributed Wastewater Treatment System (DWTS), which qualifies as a central system.

The proposal is consistent with Comprehensive Plan Goal I-1, entitled *Purpose of the Future Land Use Element*, in that this is direct compact development in an established Urban Future Land Use that prevents sprawl and the loss of rural land. It is also consistent with ensuring the compatibility between densities and intensities of development, providing for land use transitions as seen in Table 2 below.

Table 2. Adjacent and Surrounding Subdivisions.

Project Name	Gross Acres	Unit Count	Gross Density	Average Lot Size	Year Built	Municipality
Hammock Oaks	377.87	1142	3.02 du/ 1 acre	5,200-7,800 Sq. ft.	2025	Town of Lady Lake
Reserves at Hammock Oaks	296.96	950	3.19 du/1 acre	4,800-7,800 Sq. ft.	2025	Town of Lady Lake

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

PUDs are allowed in all Future Land Use Categories.

The request is consistent with current Urban Low Density Future Land Use Category, which provides for a range of residential development at a maximum density of four (4) dwelling units per net acre. The Applicant is proposing a density of three (3) dwelling units per net acre.

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

Although no conditions have changed recently to justify the rezoning request, the property is adjacent to the Hammock Oaks project, and the Reserves at Hammock Oaks both of which are located within the Town of Lady Lake at a density of 3.02 and 3.19 dwelling units per acre. The Applicant is proposing a lower density project thereby creating an appropriate transition.

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 Town of Lady Lake has provided a Utility Availability Letter (Attachment "C") indicating that although utilities are in the vicinity of the subject property, capacity is not currently available. The Applicant intends to provide DTWS for wastewater and a community distributive well system for water to service the residential subdivision.

Schools

Lake County Schools reviewed the application and provided an Adequate Facility Determination Letter (Attachment "E").

Parks

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

Parks provided the following informational comment, *"The property is located along Rolling Acres Road where the future Gardenia Trail will be located. The trail location (west or east of Rolling Acres Road) is to be determined later; therefore, this property may be affected by the future trail. Additional right of way may be required if trail is finally located along the property. Developers must closely coordinate with Public Works before any development application approval to ensure there is enough right of way for the trail construction. Currently the Gardenia Trail is under Planned Trail phase. According to the Trail Master Plan the proposed trail is planned to run along Rolling Acres Road from the intersection of Highway 446 to the intersection of Lake Ella Road"*.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service, but the Department of Solid Waste recommends the development connect to municipal water rather than utilize a community water system.

Public Safety

Lake County Fire Station #52 is located approximately 1.41 +/- miles from the subject property at 306 W. Hermosa Street, Lady Lake. Fire protection water supply and emergency access will be addressed during the platting process, should the rezoning be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Rolling Acres Road is "D" with capacity of 846 trips in the peak hour direction.

Currently the impacted segment from Lake Ella Road to CR 466 is operating at forty-one percent (41%) volume to capacity ratio(v/c) in the PM peak direction with a Level of Service (LOS) “C”. This project will be generating approximately seventy-one (71) PM peak hour trips, in which forty-five (45) trips will impact the peak hour direction, increasing the v/c to forty-seven percent (47%) with no change in LOS.

The Applicant will be required to complete a Tier 1 Traffic Study prior to plat approval.

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

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

An Environmental Assessment (EA) Report was submitted by the Applicant. The Environmental Assessment specifically noted: *“The project property does not contain scrub habitat that Florida Scrub Jays utilize, does not contain wetland habitat that Snail Kites utilize, and does not contain suitable habitat for Sand Skinks. Eight potentially occupied gopher tortoise burrows were on the project site and will require review for adequacy of protective measures or relocation permitting with the FWCC”*. The Applicant has acknowledged and will adhere to all mitigation requirements. **Whether, and the extent to which, the proposed rezoning would affect the property values in the area.**

The Applicant provided a statement regarding the effect of property values in their Project Narrative (Attachment “D”). The development should not have a negative effect on property values in the area.

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

The subject parcels are designated with an Urban Low Density Future Land Use and will adhere to the density allowed per that category. There are residential subdivisions adjacent to and in the vicinity of the subject parcels. The proposed rezoning would result in an orderly and logical development pattern.

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

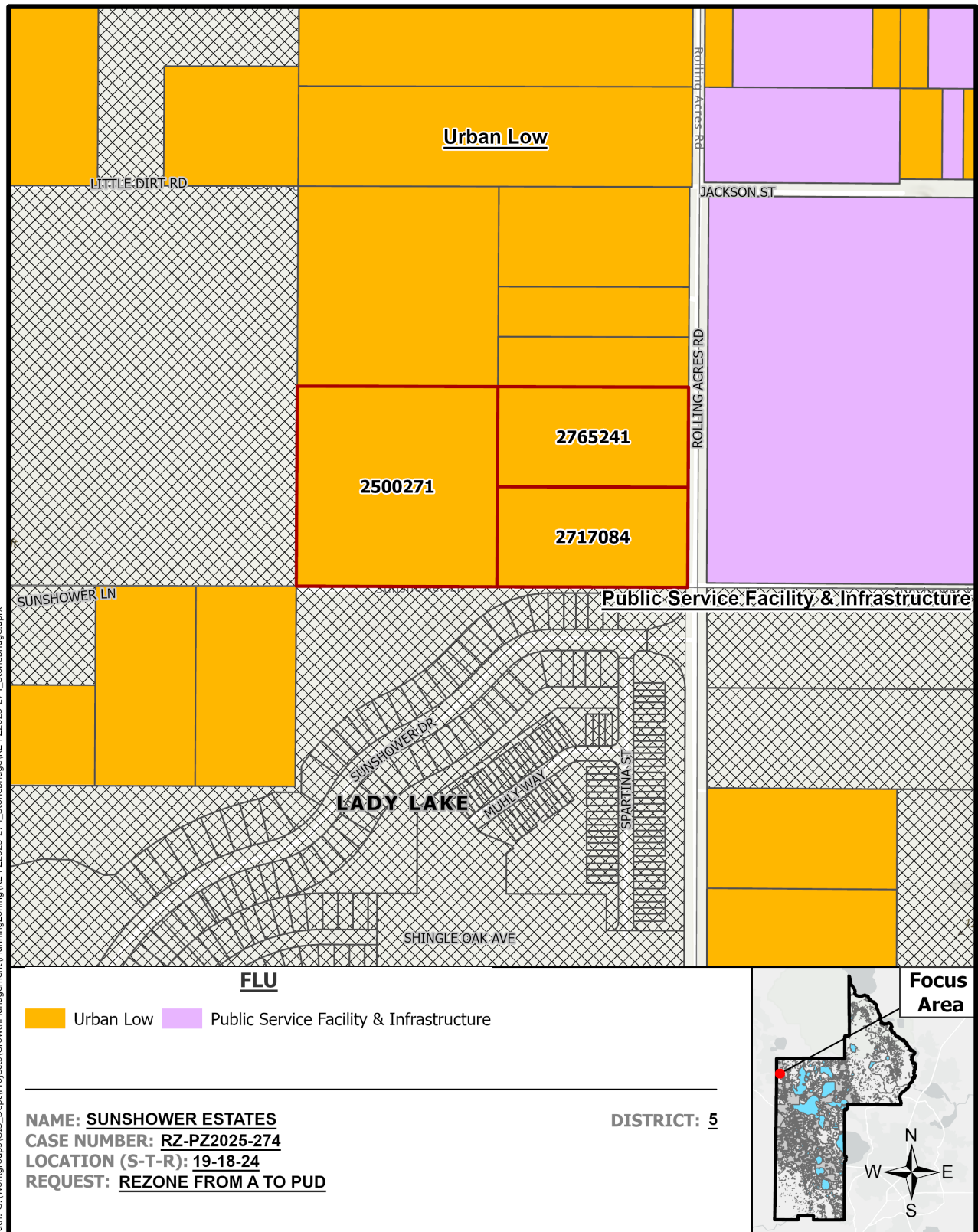
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A

Attachment “A” – Future Land Use Map

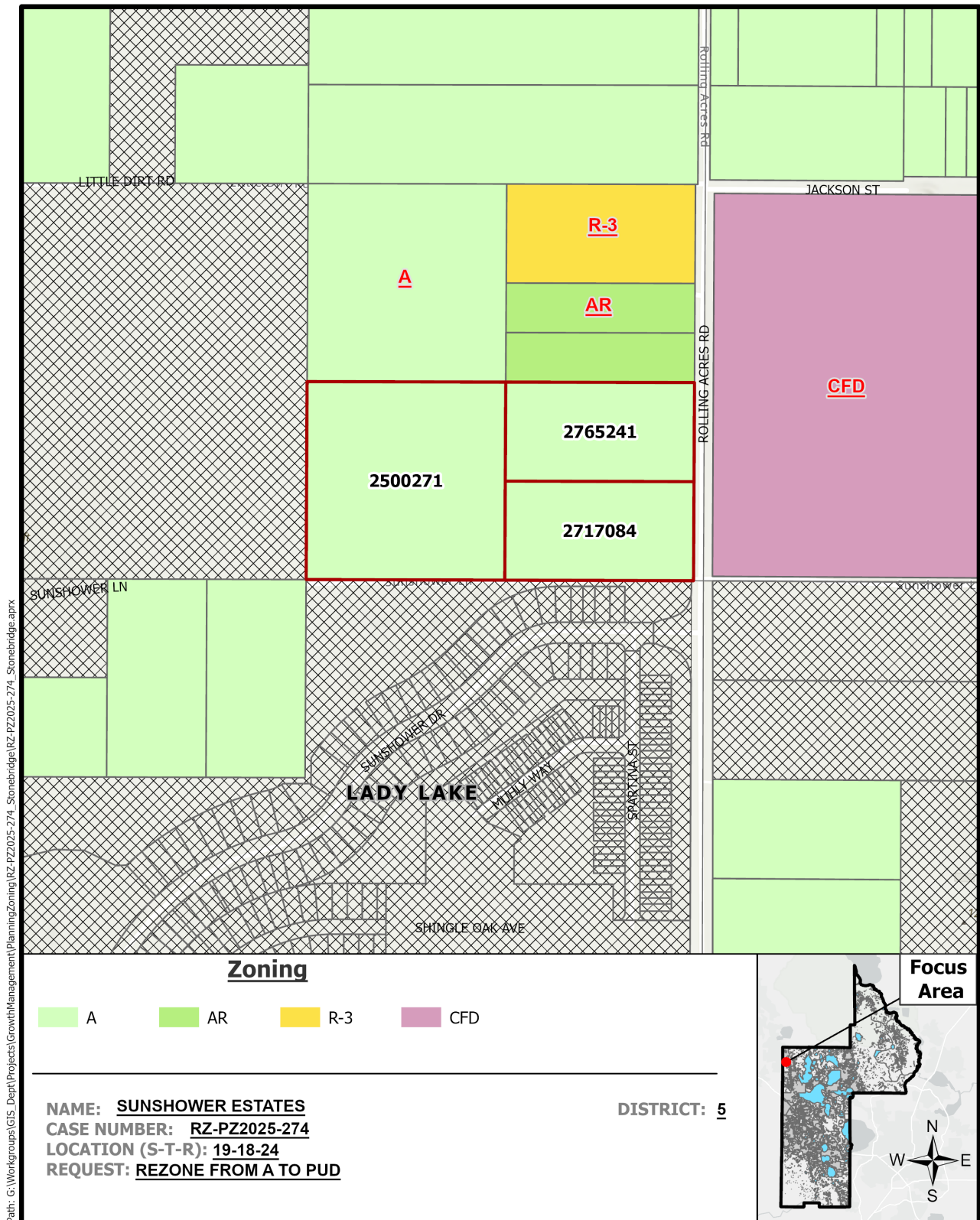
CURRENT FUTURE LAND USE



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Attachment “B” – Zoning District Map

CURRENT ZONING



Attachment “C” – Utility Availability Letter

Town of Lady Lake
409 Fennell Boulevard
Lady Lake, Florida 32159
Main Phone Number – 352-751-1511
Main Fax Number – 352-751-1514
Website - www.ladylake.org



August 4, 2025

Romy Garraud
Project Planner | NV5
11801 Research Dr.
Alachua, FL, 32615

Re: Utility Availability to Serve - Alternate Key Numbers 2500271, 2765241, and 2717084.

Dear Ms. Garraud:

By copy of this letter, the Growth Management Department of the Town of Lady Lake, Florida, hereby attests that both sewer and water utility are available to serve the properties referenced by the Alternate Key Numbers above. The availability only exists by proximity at this time; the lines run parallel to Rolling Acres Road which is directly east and adjacent to the subject properties. The Town is presently not able to offer any guarantee of capacity or entitlements to the water and sewer connections.

The Town of Lady Lake is actively working on a sewer master plan to determine what the future capacity needs are related to current and potential projects. Although the Town does still have some operational capacity at present, upon consideration of the buildout of all entitled projects, the Town will likely exceed the operational and permitted capacity of the current wastewater plant. Therefore, until the Town of Lady Lake begins design and construction for additional treatment facilities, staff cannot, in a responsible manner, make a recommendation to approve the annexation of additional unincorporated properties. Town staff estimate that additional capacity will likely be available no sooner than 2029 or 2030.

If you have any further questions, please contact me at (352)751-1521 for assistance.

Sincerely,

Thad Carroll, AICP
Growth Management Director

Cc: Rebecca Higgins, Senior Planner
CT Eagle, Public Works Director

Growth Management Department, 409 Fennell Blvd., Lady Lake, Florida, 32159 (352) 751-1511

Attachment “D” – Project Narrative

4. Comprehensive Plan Consistency

This section identifies specific Lake County Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from Lake County is provided in normal font while consistency statements are provided in **bold**.

Future Land Use Element

Policy I-1.3.2 The Urban Low Density Future Land Use Category provides for a range of residential development at a maximum density of for (4) dwelling units per net buildable acre in addition to civic, commercial, and office uses at an appropriate scale and intensity to serve this category. Limited light industrial uses may only be allowed as a conditional use, unless permitted as an Economic Development Overlay District Use.

This category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.

Within this category an residential development in excess of 10 dwelling units shall be required to provide 25% of the net buildable area of the entire site as common open space.

The maximum intensity in this category shall be 0.25, except for civic uses and Economic Development Overlay District uses, which shall be 0.35. The maximum Impervious Surface Ratio shall be 0.60.

Typical Uses Include:

- Residential;
- Nursing and personal care facilities;
- Civic uses;
- Residential professional offices;
- Passive parks;
- Religious organizations;
- Day care services;
- Schools;
- Commerce uses, including: services, retail trade, finance, insurance and real estate as allowed pursuant to Policy I-1.3.10 Commercial Activities within the Urban Future Land Use Series; and
- Public order and safety; and
- Economic Development Overlay District Uses for properties included within the Economic Development Overlay District (Map 20, Future Land Use Map Series), and subject to Objective I-6.5.

The applicant is requesting a zoning change from Agriculture (A) to a Planned Unit Development (PUD), to permit the development of a residential subdivision. This rezoning will rectify an inconsistency between the current FLU and Zoning designations. The proposed Planned Unit Development (PUD) will abide by the standards and regulations set forth in Lake County’s Comprehensive Plan and Lake County’s Land Development Regulations. The site has an Urban Low Density FLU that permits the site to build up to 4 dwelling units per acre, which would amount to 76 dwelling units. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units. The subject property is located along the western side of Rolling Acres Road, with Rolling Acres Road being classified as a rural minor collector roadway, which can be seen on the map below.

Attachment “D” – Project Narrative

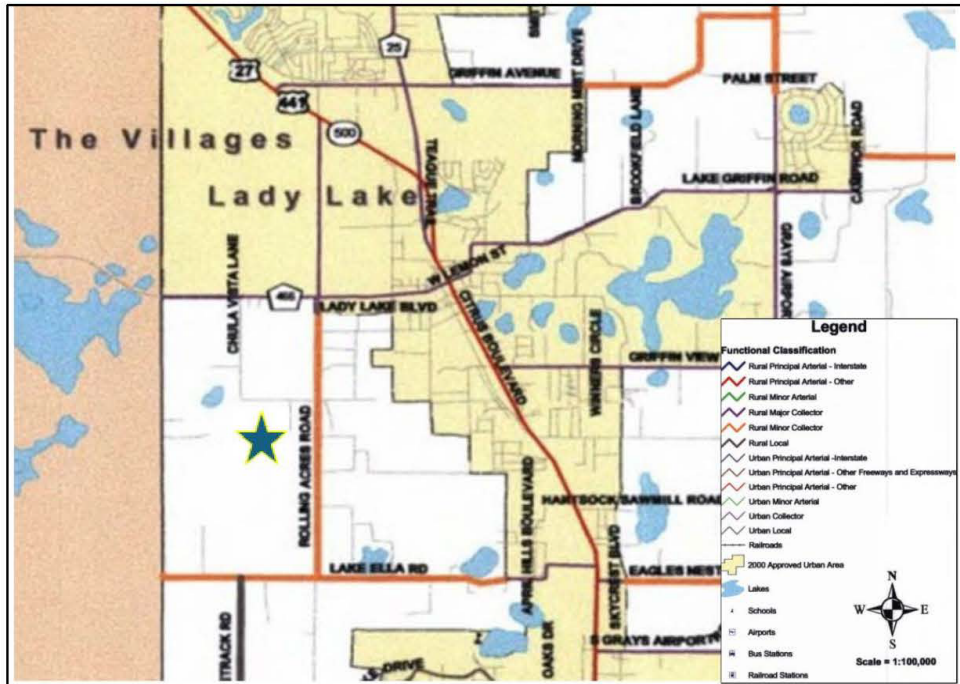


Figure 5: Federal Functional Classification and Urban Boundary

Policy I-7.8.1 Within 12 months of effective date of this Comprehensive Plan, the County shall adopt Land Development Regulations for new development that utilizes Planned Unit Development zoning, subject to the following:

- The density and intensity of a PUD shall not exceed the density and intensity of the underlying Future Land Use Categories and may be further restricted in the Land Development Regulations.

The density of the proposed residential subdivision will not exceed that of the FLU category, which is 4 dwelling units per acre under Urban Low-Density FLU. The FLU density permits up to 76 dwelling units on the site’s 19.03 net acres. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units.

- A PUD shall be developed as an integrated unit containing one or more land uses, and shall ensure compatibility with existing and allowed uses on neighboring properties.

The proposed PUD shall only permit the development of single-family style residential homes. The parcels adjacent to the south and west of the site are also zoned as PUD’s, containing residential uses, therefore there is consistency between the neighboring parcels.

- A PUD shall be required to include provisions for the protection of open space and for the conservation and protection of significant natural resources that may be located within the development site, consistent with this Comprehensive Plan. Clustering,

Attachment “D” – Project Narrative

flexible lot design, or other innovative strategy to preserve large areas of contiguous open space and protect significant natural resources shall be required.

The PUD will dedicate at least 25% of the site to open space, with 60% allocated for passive recreational uses like picnicking, walking, and birdwatching. Stormwater Management Facilities (SMF) will be designed for use as recreational areas when not holding water from a storm event.

- A resources and vegetation management plan shall be prepared that addresses wildfire mitigation where potential wildfire threats exist, including private lots and common open spaces.

The site will be primarily surrounded by developed land, posing a low threat of wildfire. Upon the approval of a rezoning and subsequent development applications, if approved, developers intend to plat the site, thus further removing any potential for a wildfire to occur.

- Within urban areas, Planned Unit Developments shall provide for innovative planning concepts of site development, such as Traditional Neighborhood Design or Transit Oriented Development, to create aesthetically pleasing living, shopping, and working environments on properties of adequate size and location, consistent with other policies of this Comprehensive Plan.

The purpose of requesting a zoning change to a PUD is to allow for the development of a residential subdivision. The design of the subdivision aims to create a well-balanced, functional, and aesthetically pleasing community for future residents. Additionally, the design of the PUD will align with the standards and regulations set forth in Lake County’s Comprehensive Plan and Land Development Regulations.

- The application for a PUD shall be accompanied by a conceptual site plan depicting important features including but not limited to the location of major roads, structures, and required open space. Approval of a PUD shall require that development occur substantially as depicted on the proposed conceptual site plan.

A PUD Master Plan featuring the characteristics listed above will be included in the PUD Application.

- A Planned Unit Development shall be required for any application proposing to develop two hundred (200) or more dwelling units.

The site has an Urban Low Density FLU classification, allowing up to 4 dwelling units per acre. The site has a net acreage of ±19.03-acres once additional ROW and access easements are subtracted from the gross acreage. Therefore, the site can reach a max development potential of 76 dwelling units. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units. Though the number of dwelling units achievable on the site is less than 200 dwelling units, according to the Section 4.03.04 of the Lake County Land Development Regulations, a PUD is required for developments that seek to apply to plat a residential subdivision of fifty (50) or more dwelling units. Subsequent to the approval of this rezoning request, the applicant intends to submit a preliminary plat application to plat a residential subdivision up to 57 dwelling units.

Policy I-7.8.2 Time Frame of Planned Unit Developments

Attachment “D” – Project Narrative

Within twelve (12) months of the effective date of this Comprehensive Plan, the County shall establish a process within the Land Development Regulations for application, implementation, and reconsideration of development utilizing a Planned Unit Development. The following criteria shall apply to Planned Unit Developments constructed after the effective date of this Comprehensive Plan:

- Physical construction of infrastructure must begin within three (3) years of the effective date of the PUD ordinance. During this time frame the PUD shall be considered active.

Physical construction of the PUD will begin within three (3) years of the effective date of the PUD Ordinance.

- If a phased development is proposed, a time frame shall be established for commencement and completion of each phase of the development in the ordinance.

The residential subdivision shall be developed in one phase.

- 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. The applicant shall be required to demonstrate that the proposed development meets all concurrency requirements prior to granting a time extension.

This application is requesting to rezone the subject property to a PUD as required by the Lake County LDR. Upon approval of this rezoning request, the applicant intends to follow the other necessary steps that the County requires to plat the proposed residential subdivision. Once the applicant is officially permitted to construct the subdivision, the applicant intends to begin the subdivision within the three (3) year time frame. Should the applicant need an extension of time to complete the building of the subdivision, the applicant will follow the necessary procedures that are outlined in Policy I-7.8.1 of Lake County’s Comprehensive Plan.

- If the above time frames expire, then the PUD shall become inactive and no further development shall be permitted until a public hearing on the ordinance occurs to consider a change in zoning. A time certain shall be established within the Land Development Regulations within which a mandatory public hearing shall occur to consider and adopt an appropriate zoning assignment for the subject property.

The applicant understands what will happen if the time frame given by the County expires.

- PUD approval shall be contingent upon the ability to provide, concurrent with the impacts of the development, the adopted Level of Service for public services and facilities.

Please refer to Section 3 Impact Analysis to review how the proposed development will impact public services and facilities. Though the site is in close proximity to the Town of Lady Lake water and sewer utilities, the Town is unable to service the site at this time because they are currently facing capacity issues. Included in the application is a utility availability letter from the Town of Lady Lake that further explains the capacity issue.

Attachment “D” – Project Narrative

Conservation Element

Policy III-2.1.22 Regulate and Monitor Septic Tanks

The County shall develop and implement guidelines and standards in the Land Development Regulations to regulate the location and use of septic tank systems in accordance with the Sanitary Sewer Sub-element. If approved for use by the County, septic tanks and drain fields shall be located away from the most environmentally-sensitive portions of the site, including wetlands, floodplains, and karst features. Except for existing platted lots, the County shall not approve the use of septic systems for new development in excess of one unit per net buildable acre. De minimis development may be exempted from this requirement by the Board of County Commissioners via public hearing. In Rural Clustered Subdivisions where there is a demonstration that the associated sanitary systems will cause no degradation of surface water or groundwater quality, as determined by the Lake County Health Department, private septic may be allowed. The County, in cooperation with the local Department of Health, shall work toward the development of a state inspection, maintenance and repair program for all septic tanks within the County.

The community's wastewater treatment will be provided through Distributed Wastewater Treatment Systems (DWTS) installed by a state licensed and certified installer permitted by the Florida Department of Environmental Protection (FDEP). These systems will be owned and operated by the Homeowners' Association (HOA) and monitored and managed by a licensed and certified utility professional.

Several other projects in Lake County utilize these systems, which have a very low environmental impact and are covered by a general system-wide permit. They employ active aeration and biological processes that effectively reduce total nitrogen levels by more than 80%. Monitoring and maintenance for these systems are funded by low monthly fees, ensuring sustainability and efficiency.

The applicant requests a finding of de minimis impact from the Board of County Commissioners due to the subdivision's small size and the fact that there will be no impact to public wastewater systems. There are no wetlands or FEMA designated floodplain on the site. The location of the DWTS will not interfere with any environmentally sensitive areas in Lake County. The site itself has not been designated as an environmentally sensitive area nor is the site near any environmentally sensitive areas. Therefore it is not anticipated that the DWTS will interfere with any such areas.

Policy III-2.2.4 Stormwater Management Requirements

Stormwater management systems shall employ the most cost-effective pollutant control techniques available that are consistent with sound environmental management, and which provide the greatest efficiency in stormwater runoff pollutant removal. Stormwater management systems shall be designed using Low Impact Development principles and practices over conventional systems, whenever feasible, to minimize site impacts, maximize water quality treatment, and better maintain natural, pre-development hydrological conditions.

Attachment “D” – Project Narrative

The stormwater management facilities onsite will comply with the standards set forth by the Florida Department of Environmental Protection (FDEP), St. Johns River Water Management District (SJWMD), and Lake County, thus ensuring that the stormwater management facilities are designed with modern capabilities that are cost-effective and effectively manage pollutants.

Policy III-2.2.5 Stormwater Management Requirements

The County shall require that all new developments utilize stormwater management systems that are designed to meet the adopted level of service as found within the Stormwater Sub-element Goals, Objectives and Policies for the specified design storm. Stormwater management systems shall be designed using Low Impact Development principles and practices over conventional systems, whenever feasible, to better maintain natural, pre-development hydrological conditions.

Onsite stormwater management facilities will incorporate low impact development (LID) principles, where feasible, utilizing the site’s natural topography and soils.

Policy III-2.3.13 Require Appropriate Stormwater Management Systems

The County shall require the construction of site-appropriate stormwater management systems to minimize leaching or discharge of nutrients and to ensure that post-development recharge rates equal pre-development recharge rates within protected recharge areas and most effective recharge areas. Net retention and infiltration of pre-development recharge to the aquifer system must be maintained as determined from calculations presented in the site-specific hydrogeological and geotechnical reports. The County shall require compliance with all evaluation and design requirements specified within the Public Facilities Element and Land Development Regulations for the Wekiva Study Area.

The onsite stormwater management facility will be responsibly constructed to minimize any leaching or discharge as a result of construction. The stormwater management system will be reviewed and approved by the SJRWMD and Lake County.

Policy III-3.2.5 Native Vegetation, Habitat, and Wildlife within Development Projects.

Lake County shall conserve habitat and wildlife populations in order to maintain the health of natural ecosystems and maintain biodiversity. In addition, the County shall cooperate with federal, state, and local agencies to protect and maintain viable habitat for species designated as endangered, threatened, or species of special concern. Habitat management of conservation lands is vital towards maintaining the quality of land. Prescribed burning is a vital management tool for an array of wildlife species. The County shall provide for the use of prescribed fires on conservation lands.

A natural resource assessment and listed species survey was conducted on December 12th, 2024, by the NV5 Ecological Services Group. There were eight (8) potentially occupied gopher tortoises onsite. To ensure no species are harmed in the development process developers will abide by the regulations set forth by the Florida Fish and Wildlife Conservation Commission and the United States Fish and Wildlife Service. No other listed species were identified on the project site.

Attachment “D” – Project Narrative

Policy IX-3.2.2 All newly installed onsite wastewater treatment systems shall meet federal or state standards and guidance for maximum continuous level discharge and nutrient reduction, whichever is more stringent.

The wastewater treatment systems onsite will comply with the standards set forth by the Florida Department of Environmental Protection (FDEP), the Environmental Protection Agency (EPA), and Lake County.

Attachment “D” – Project Narrative

5. Land Development Regulations Consistency

This section identifies how this application is consistent with Lake County’s Land Development Regulations (“LDR’s”). Language from the LDR is provided in normal font while consistency statements are provided in **bold**.

LDR 4.03.01 Planned Unit Developments Shall be allowed in all Land Use classifications. It is the purpose and intent of this Section to establish a Planned Unit Development (PUD) zoning district in effort to:

1. Exercise greater ingenuity and imagination in the planning and Development of Tracts of Land under unified control than generally is possible under these regulations;

The request to rezone this site as a PUD will allow the applicant to address utility service challenges with greater ingenuity and imagination while still meeting the intent and requirements of the County’s Comprehensive Plan and LDR.

2. Allow a diversification of uses, Structures, and Open Space in a manner compatible with both the surrounding, existing and approved Development of Land surrounding and abutting the PUD Site;

The applicant intends to develop a residential subdivision with single family style homes, stormwater management facilities, a community well and water distribution system and DWTS to serve future residents, and the site will incorporate 25% open space where families can enjoy recreational activities like picnicking, nature-watching, and walking. Adjacent properties to the west and south of the subject property are also zoned as PUDs with residential uses on site, demonstrating a consistent land use pattern in the area.

3. Provide a means for Land to be used more effectively, and for utilization of smaller networks of utilities and Roads;

Changing the zoning designation of the property from Agriculture (A) to a Planned Unit Development (PUD) will allow for ±19.03 net acres of land to house up to fifty-seven (57) single-family homes. Under the current zoning district, only up to three (3) single-family homes can be built on the site. The population of Lake County is exponentially increasing and is anticipated to reach more than 500,000 people by 2035, according to the Lake County Economic Development. This potential zoning change would allow the land to be used more effectively. The site is also located on the western side of Rolling Acres Road, a rural minor collector roadway. Access to the site will connect to Rolling Acres Road with anticipated roadway improvements to allow for this ease of access. Utilities, such as water and sewer will be implemented through an onsite well and distribution system and sewer will be provided by DWTS.

4. Detail the natural amenities of Land encouraging scenic and functional Open Space within the PUD;

The site will implement the natural environmental characteristics of the site into the design of the proposed residential subdivision. There will be a portion of the site allocated to open space, a minimum of 25%. Within this open space area, 60% of it will be for passive recreational use. Future residents of the proposed subdivision can use these open spaces for activities such as picnicking or birdwatching.

5. Provide for the reasonable protection of Designated Species of plants and animals;

Attachment “D” – Project Narrative

During the natural resource assessment and listed species survey that was conducted on December 12th, 2024, by the NV5 Ecological Services Group, no protected rare and/or endangered natural upland communities were documented on the project site.

6. Ensure that Development will occur according to limitation of use, design, Density, and phasing stipulated on an approved Development Plan; and

After the rezoning request is approved, a preliminary plat will be created and submitted to the City for review, encapsulating all the requirements in the Comprehensive Plan and Land Development Regulations.

7. Provide reasonable assurance of approval of a PUD application before a Developer expends complete design monies, while providing the County with assurances that the PUD will be Developed according to approved specifications.

The applicant is requesting approval to rezone the subject property from Agriculture (A) to Planned Unit Development (PUD). The applicant has submitted a PUD Master Plan that identifies ROWs, open space, and developable areas for approval with this application. More detailed engineering and design will follow the approval of this rezoning application. Specific design and permitting will be in accordance with the approved PUD Master Plan and PUD Ordinance.

LDR 4.03.02 The following uses may be Permitted in a Planned Unit Development zoning district when they are designated on the approved Development Plan:

- A. Planned Residential Communities. Complimentary and compatible commercial and industrial uses may be included, if they are compatibly and harmoniously designed into the residential community within a PUD district.

The applicant intends to develop a residential subdivision, up to ±57 lots, upon approval of the rezoning request.

LDR 4.03.03 General Site Development Standards

- A. Purpose. Site Development standards are established for PUDs to ensure adequate levels of light, air, and Density, to maintain and promote functional compatibility of uses, to promote the safe and efficient circulation of pedestrian and vehicular traffic, to provide orderly phasing of Development, promote the adequate protection of natural resources, and otherwise protect the health, safety, and general welfare of the public.

The proposed residential subdivision is compatible with the density of residential development occurring all around the site in Lake County and the Town of Lady Lake. The proposed future development will not adversely affect the air quality of the site. The underlying FLU of the site, Urban Low Density, allows for a density of 4 dwelling units per acre. The site is ±19.03 net acres, thus allowing up to 76 dwelling units to be built on the site. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units. The proposed residential subdivision would increase the density of the site from one dwelling unit per five (5) acres under the Agriculture (A) zoning to three (3) dwelling units per acre under the proposed Planned Unit Development (PUD). The proposed zoning and residential development is compatible in use to the surrounding area, as the adjacent parcels to the south and west are zoned as Planned Unit Developments (PUD). Roadway improvements will be made on-site and off-site, as necessary, to ensure safe and efficient

Attachment “D” – Project Narrative

vehicular travel. Furthermore, all safeguards during development of the site will be enforced to ensure that public health and the general welfare of the public are accounted for.

- B. Resource Protection Standards. Development within a PUD Shall comply with the standards and requirements of Chapter VI, Resource Protection Standards.

Future development within the proposed PUD will abide by the standards and requirements of Chapter VI of Lake County Development Regulations. Please refer to the Ecological Report that is submitted as part of this application for more information regarding compliance with resource protection.

- C. Development Design and Improvement Standards. Development within a PUD Shall comply with the standards and requirements of Chapter IX, Development Design and Improvement Standards. In Addition, PUDs located within the urban and urban expansion Land Use classifications as established in the Lake County Comprehensive Plan, Shall provide sidewalks in accordance with the Transportation Systems standards (Section 9.04.00).

The proposed PUD Master Plan, the PUD Ordinance, and future development within the proposed PUD will be consistent with the standards and requirements of Chapter IX of the Lake County Development Regulations. The FLU of the site is Urban Low Density; therefore the subsequent subdivision will contain sidewalks that are in accordance with the standards found in Section 9.04.00 of Lake County’s Land Development Regulations.

- D. Traffic Analysis. A preliminary traffic analysis Shall be provided to evaluate the impacts of the proposed Development on area Roadways.

Trip generation calculations have been provided with this application. A preliminary traffic analysis will be provided at the time of preliminary plat application submittals, which will be dependent on the approval and conditions of this PUD rezoning request.

- E. Signs. The erection of Signs or advertising materials Shall comply with Chapter XI, Signs.

Signage, such as community entrance signs, will comply with the standards set in Chapter XI.

- F. PUDs within the Wekiva River Protection Area. A PUD within the Wekiva River Protection Area, as defined in F.S. Ch. 369, Pt. III, Shall utilize the concept of Clustering of units, promote protection of Environmentally Sensitive areas, concentrate units on those portions of a Parcel of Land farthest away from publicly owned Conservation or preservation Lands and from the Surface Waters and Wetlands of the Wekiva River System and Wekiva River Protection Area.

The subject property is not within the Wekiva River Protection Area.

- G. PUDs within the Green Swamp Area of Critical State Concern. A PUD within the Green Swamp Area, as defined in F.S. Ch. 380.0551, should utilize the concept of Clustering of units, promote protection of Environmentally Sensitive areas, and concentrate units on Uplands Tracts.

The subject property is not within the Green Swamp Area.

Attachment “D” – Project Narrative

LDR 4.03.04 Residential Development Standards.

A. The criteria for establishing the residential Gross Density Shall

1. Be based on the conservation of natural features and environmental assets of the Site.

The site will integrate the existing natural features of the site, such as topography, soil type, and landscape into the design of the proposed residential subdivision.

2. Provide for the adequacy of Public Roads, utilities, public services, and facilities required to serve the Development.

The site will provide a private water supply well and distribution system as well as DWTS to serve future residents. On-site and off-site roadway improvements will be made, as necessary, to ensure safe and efficient vehicular travel to and from the proposed residential subdivision.

3. Be based on the point rating system established in Chapter VII for PUDs within the Wekiva River Protection Area.

The subject property is not within the Wekiva River Protection Area.

4. Not be Developed at a Density exceeding five and one-half (5.5) Dwelling Units per net acre in the Mount Plymouth-Sorrento Urban Compact Node.

The site is not located in the Mount Plymouth-Sorrento Urban Compact Node. The net acreage of the site is ±19.03 acres. The underlying FLU of the site is Urban Low Density, allowing a maximum density of 4 dwelling units per acre. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units.

5. Not exceed two (2) Dwelling Units per Base Site Area unless central water is provided wherefore the maximum allowable Density Shall not exceed three (3) Dwelling Units per Base Site Area in a designated rural village.

The site is not designated as a rural village. The net acreage of the site is ±19.03 acres. The underlying FLU of the site is Urban Low Density, allowing a maximum density of 4 dwelling units per acre. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units. A private central water well system will be located onsite, providing water to the future residents of the proposed residential subdivision.

B. Maximum Height. The maximum height of any residential Structure Shall be forty (40) feet.

The maximum height of any future residential structure on the site will not exceed 40 feet.

C. Open Space.

1. A minimum of twenty-five (25) percent of the Base Site Area of Land of the PUD Shall be used for Open Space. At least sixty (60) percent of the Open Space for public purpose Shall be common Open Space used for golf courses, passive recreation or parks. The provision of such Open Space may consist of:
 - a. Designation of all such Open Space as a condition of the final PUD plan;

Attachment “D” – Project Narrative

- b. Conveying the Land to a Public Agency that will, upon acceptance, agree to maintain the common Open Space and any Buildings, Structures, or Improvements that have been placed on it.
- 2. No such Parcel of Land dedicated for Open Space Shall be less than one (1) contiguous acre, and all such areas Shall be physically part of the PUD.

A minimum of 25% of the site will be allocated towards open space, which is about 4.77-acres of the site’s net acreage. Additionally, 60% of the site will be specifically dedicated for passive recreational use by the future residents of the proposed residential subdivision. Open space areas will contain signage clearly marking that the area is for recreational use.

- C. Impervious Surface and Floor Area Ratios. The maximum Permitted Impervious Surface ratio (ISR) and Floor area ratio (FAR) Shall be determined at the time of PUD plan approval. However, in no case Shall the ISR or FAR exceed the maximum Permitted for the RM district, as set forth in Table 3.02.06.

The maximum ISR will be set at 65% which is consistent with the maximum ISR permitted in the RM zoning district per Table 3.02.06.

- E. Planned Unit Development. A Planned Unit Development shall be required for any developer seeking to apply to plat a residential subdivision consisting of fifty (50) or more dwelling units unless the applicant proposes to use a Rural Conservation Subdivision design.

The site has an Urban Low Density FLU classification, allowing up to 4 dwelling units per acre. The site has a net acreage of ±19.03-acres, therefore, the site can reach a maximum development potential of 76 dwelling units under the current FLU. The PUD will further limit density to three (3) dwelling units per acre for a total of up to 57 dwelling units. The applicant intends to plat the land and create a residential subdivision with up to 57 lots. Since the maximum development potential is 57 dwelling units, the applicant is requesting to change the zoning of the site from Agriculture (A) to a Planned Unit Development (PUD).

Attachment “E” – Adequate Facility Determination



201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 253-6503 • www.lake.k12.fl.us

Superintendent:
Diane S. Kornegay, M.Ed.

School Board Members:
District 1
Bill Mathias
District 2
Tyler Brandenburg
District 3
Marc Dodd
District 4
Mollie Cunningham
District 5
Stephanie Luke

June 29, 2026

Via Email

Ms. April Dotson
NV5, Inc.
11801 Research Drive
Alachua, FL 32615

**RE: Sunshower Estates – Lady Lake
School Concurrency – Letter of No Impact #NI2026-07
Alt Key(s): 2500271, 2717084, 2765241 - approximately 20 acres**

Dear Ms. Dotson:

The school district has received your request for a school concurrency review for fifty-seven (57) single-family attached dwelling units on approximately 20 acres.

Please be advised that 57 dwelling units would generate approximately eighteen (18) students which, at this time, would be considered a de minimus impact for the school district. Therefore, full school concurrency review will not be required at this time.

If you should have questions or need more information please do not hesitate to contact me at 352-253-6694 or by email at lavalleyh@lake.k12.fl.us.

Sincerely,

Helen LaValley
Growth Planning Department

Attachment “F” – Concept Plan

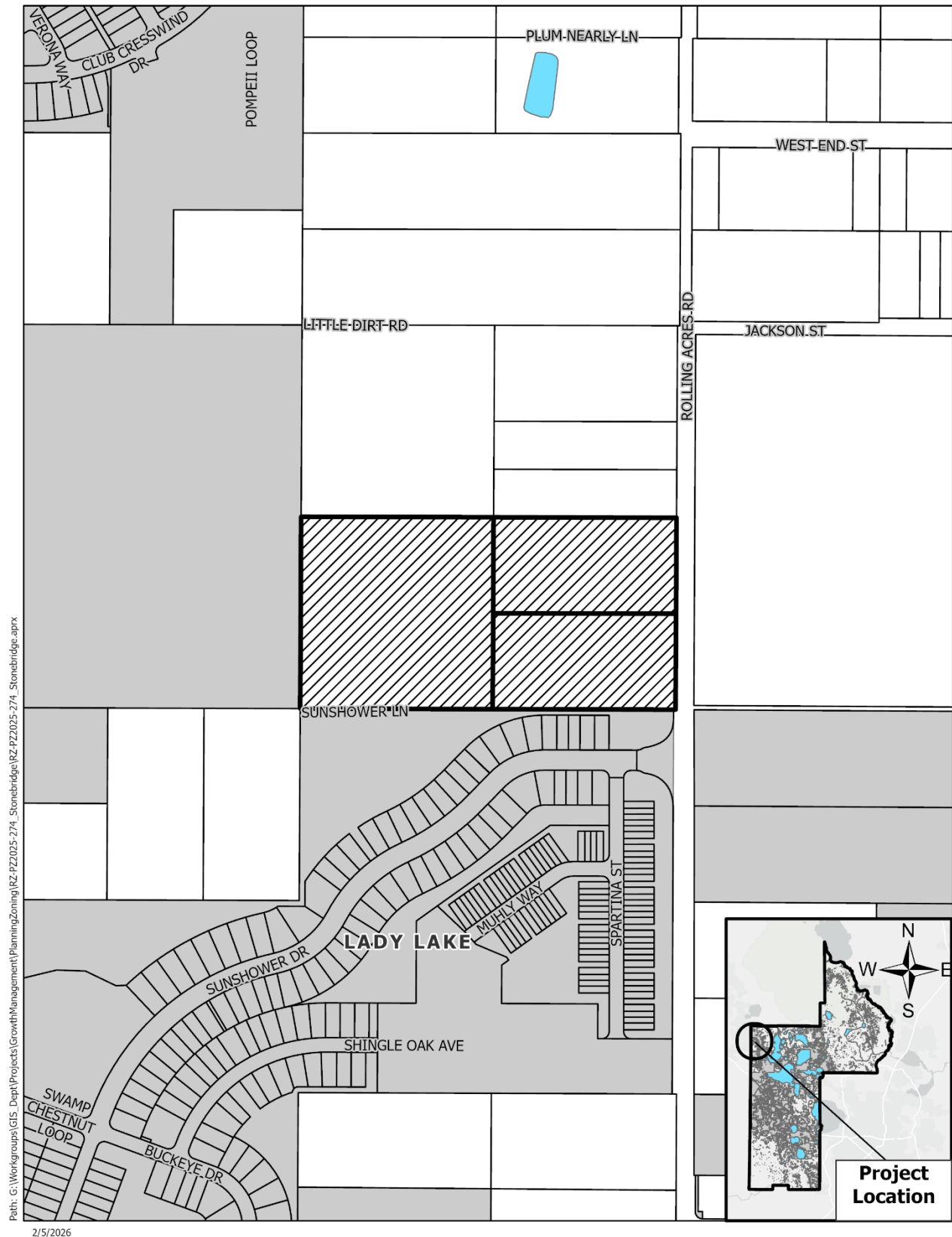


NV5

SUNSHOWER ESTATES SUBDIVISION - LAKE COUNTY | CONCEPT PLAN | 6-18-2026

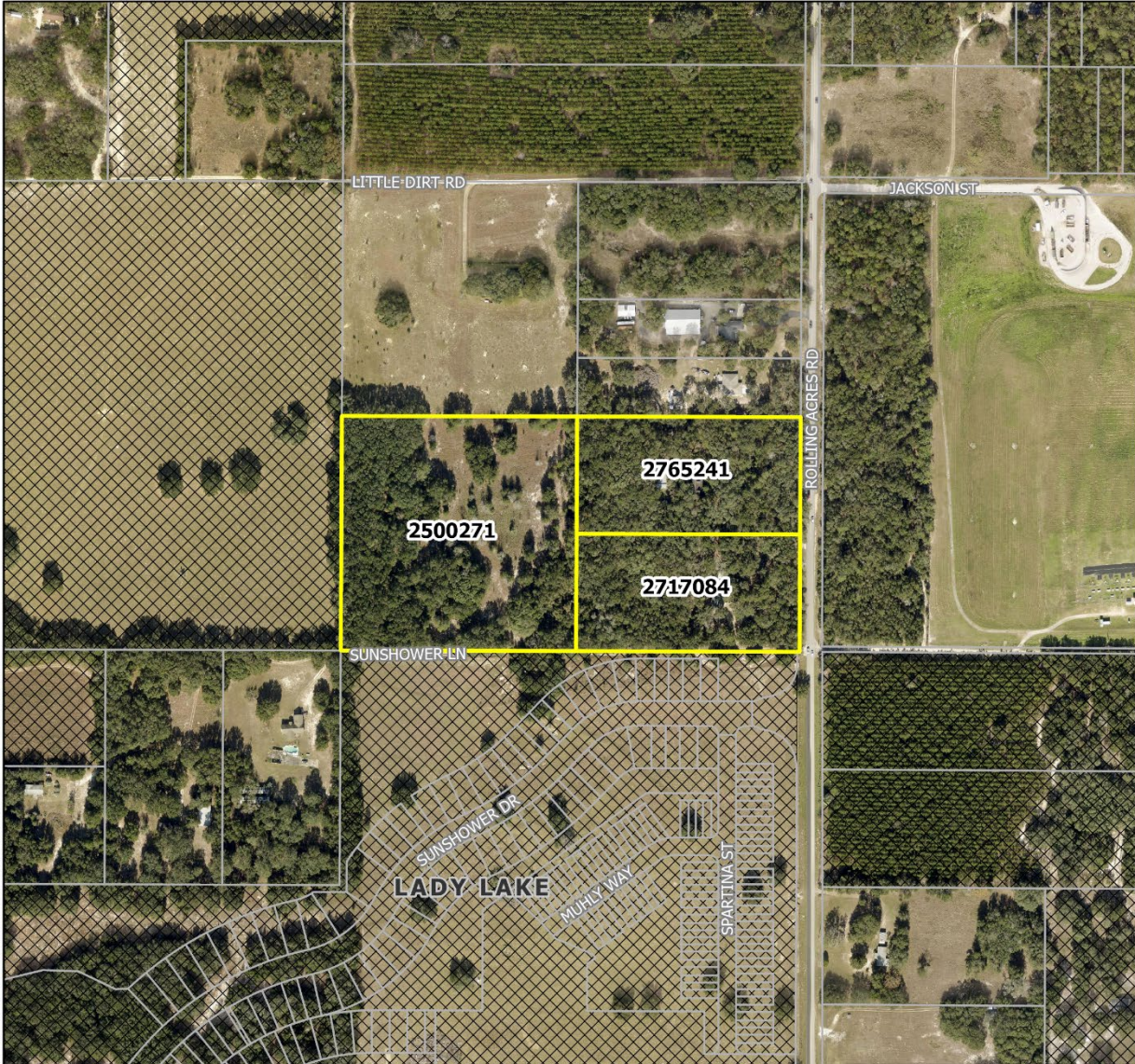
STANDARD	SINGLE-FAMILY DETACHED
NO. OF PARKING SPACES MIN.:	2/UNIT
LOT AREA, MIN.:	4,000 SF
LOT WIDTH, MIN.:	65'
SETBACKS:	
FRONT, MIN.:	20'
REAR, MIN.:	5'
SIDE, MIN.:	5'
BUILDING HEIGHT, MAX.:	40'
ACCESSORY STRUCTURES:	
REAR AND SIDE, MIN.:	5'
HEIGHT LIMIT:	25'
MAX. IMPERVIOUS SURFACE RATIO:	
PER LOT	65%
OVERALL SITE	60%

Map of Subject Property



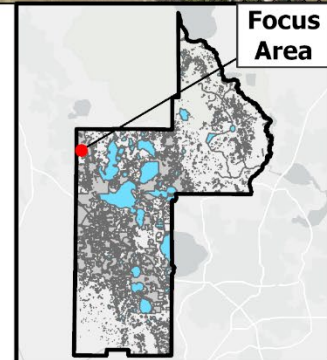
Aerial Map of Subject Property

RZ-PZ2025-274
Sunshower Estates



Path: C:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-274_Sunshower\Map\MapData\MapData.aprx

Rezone from A to PUD



7/20/2026

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WHEREAS, April Dotson, (the “Applicant”) submitted a rezoning application on behalf of Vista Grande Properties, (the “Owner”), to rezone 19.68 +/- gross acres (approximately 19.03 +/- net acres) Agriculture (A) District to Planned Development District (PUD) to accommodate a 57-lot residential subdivision; and

WHEREAS, the property is located within the Urban Low Density Future Land Use Category;

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

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

Page 1 of 10

A. Permitted Land Uses.

1. A maximum of 57 single-family residences may be developed on the subject property, at a maximum density of 3 dwelling units per net acre. The lots will have a minimum 65' lot width. A mandatory homeowner's association must be established.
2. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
3. The regulations for parking, storing, or keeping vehicles, vessels, buses, trailers, trucks and commercial vehicles set forth in LDR 3.06.00 shall apply to this development.
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.

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

1. A minimum of twenty-five percent (25%) 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 homeowners' association shall be responsible for maintaining the open space.
2. The maximum Impervious Surface Ratio (ISR) for the entire subdivision is sixty percent (60%) consistent with the Comprehensive Plan, as amended. Individual lots may be developed at a higher ISR if the Developer demonstrates that the overall ISR of the development will not exceed 0.60.
3. The maximum building height will be forty (40) feet.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

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

Development Type	Front and Secondary Front	Side	Rear
Single-Family Residence	20-feet	5-feet	5-feet
Accessory Structures	20-feet	5-feet	5-feet

1. All setbacks must be measured from the property line.
2. The minimum wetland setback is 50 feet from jurisdictional wetland line.

3. A ten (10) foot wide front yard utility easement shall be along all lots and common areas/tracts fronting the internal roads. A minimum five (5) foot side and rear drainage easement shall be on each lot within the development.
4. Accessory structures shall not encroach into any drainage or stormwater easements and variances to this requirement are not allowed.
5. Any setback not specified must be in accordance with the LDR, as amended.

D. Bear Management.

1. Homeowners 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 secure location.
2. Homeowners shall not have bird and wildlife feeders that are not modified to exclude bears.
3. Homeowners shall be placed on notice that they are purchasing property within an area known for Florida Black Bear habitat. New homeowners 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.
4. All PUD requirements regarding the Florida Black Bear management 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.

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. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
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 HOA shall manage buffer areas in accordance with a management plan that protects native habitats and limits the proliferation of nuisance/exotic vegetative species. A copy of the management plan will be provided to the County.
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. Environmental Requirements. An environmental assessment dated within six (6) months of the date the preliminary plat is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence compliance in accordance with the Comprehensive Plan and LDR, as amended.

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

H. Transportation and Access Management.

1. Sidewalks are required per Land Development Regulations, as amended. Internal roads within the development shall be designed to meet Florida Greenbook and Lake County Road standards. A sidewalk along Rolling Acres Road from the Sunshower roundabout to the north boundary of the development will be required.

2. This development shall not block nor obstruct the use of the access easement by the name of Sunshower Lane.

3. Additional right-of way for Rolling Acres Road will be required to accommodate offsite road improvements, maintain roadside swale drainage and accommodate the future four land of Rolling Acres Road.

4. The subdivision design shall be in accordance with the Transportation Systems for subdivision road design and layout from the Land Development Regulation, as amended. Traffic calming will need to be included in the design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.

5. Turn Lane required off of Rolling Acres Road.

6. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

I. Future Road Maintenance. Unless a CDD is formed, future road maintenance 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 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 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.

J. Stormwater Management.

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

K. Parking Requirements.

1. Parking shall be provided in accordance with the LDR, as amended. If the internal subdivision roads are not constructed to accommodate street parking, Developer shall be required to install the appropriate “no parking” signs that read “No Parking Fire Lane by Order of the Fire Department” every sixty (60) feet along the internal roads to allow the prohibition to be enforced by law enforcement. The HOA shall be responsible for replacing signage as needed. The signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven (7) feet in height from roadway to the bottom part of the sign. The signs shall be maintained by the HOA of the community.
2. Driveway Access. All SFR units shall have a paved 2-car wide driveway access from the garage to the street (concrete apron). Only one (1) Driveway access per lot. Double road frontage driveway access is prohibited. Driveway widths within the right-of-way shall not exceed 24-ft, measured at the throat of the driveway.

L. Utilities.

1. The development will be serviced by a community well water system and Distributed Wastewater Sewer System (DWTS) as the Town of Lady Lake has provided documentation that it does not have sufficient capacity to supply the residential subdivision.
2. According to Comprehensive Plan Policy IX-3.1.1, entitled Regional Wastewater Service Criteria, any new development in the Urban Land Use Series where density occurs at one unit per net acre or greater or wastewater discharge of the development is equal to or greater than 100,000 GPD, shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.
3. All homes constructed shall be Florida Water Star SM Program certified.

- M. Annexation.** Owner agrees not to enter into any covenant with a municipality to annex which alters the prerequisites of a voluntary annexation under Section 171.044, Florida Statutes.
- N. Lighting.** All development will adhere to the dark-sky principles set forth in Section 3.09.00, LDR, as amended. These same provisions apply to individual lot owners as well as to common areas.
- O. Signage.** All signage must be in accordance with the LDR, as amended.
- P. Schools.** School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and LDR, as amended.
- Q. Concurrency Management Requirements.** Any development must comply with the Lake County Concurrency Management System, as amended.
- R. Development Review and Approval.** Prior to the issuance of any permits, the Owner shall submit a preliminary plat, construction plans, and final plat generally consistent with the Conceptual Plan attached as Exhibit “B” for review and approval in accordance with the Comprehensive Plan and LDR, as amended.
- S. 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 Owner 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.
- T. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will ensure the benefit of and will constitute a covenant running with

1 the land and the terms, conditions, and provisions of this Ordinance, and will be
2 binding upon the present Owner and any successor and will be subject to each
3 condition in this Ordinance.

4 **D.** The transfer of ownership or lease of any or all the property described in this
5 Ordinance must include in the transfer or lease agreement a provision that the
6 purchaser or lessee is made good and aware of the conditions established by this
7 Ordinance and agrees to be bound by these conditions. The purchaser or lessee may
8 request a change from the existing plans and conditions by following procedures
9 contained in the LDR, as amended.

10 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the
11 terms and conditions set forth in this ordinance and to recommend that the ordinance
12 be revoked.

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

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

21 **Section 5. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
22 Ordinance to the Secretary of State for the State of Florida in accordance with Section
23 125.66, 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

EXHIBIT “A” LEGAL DESCRIPTION.

THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, TOGETHER WITH A PRIVATE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 15 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

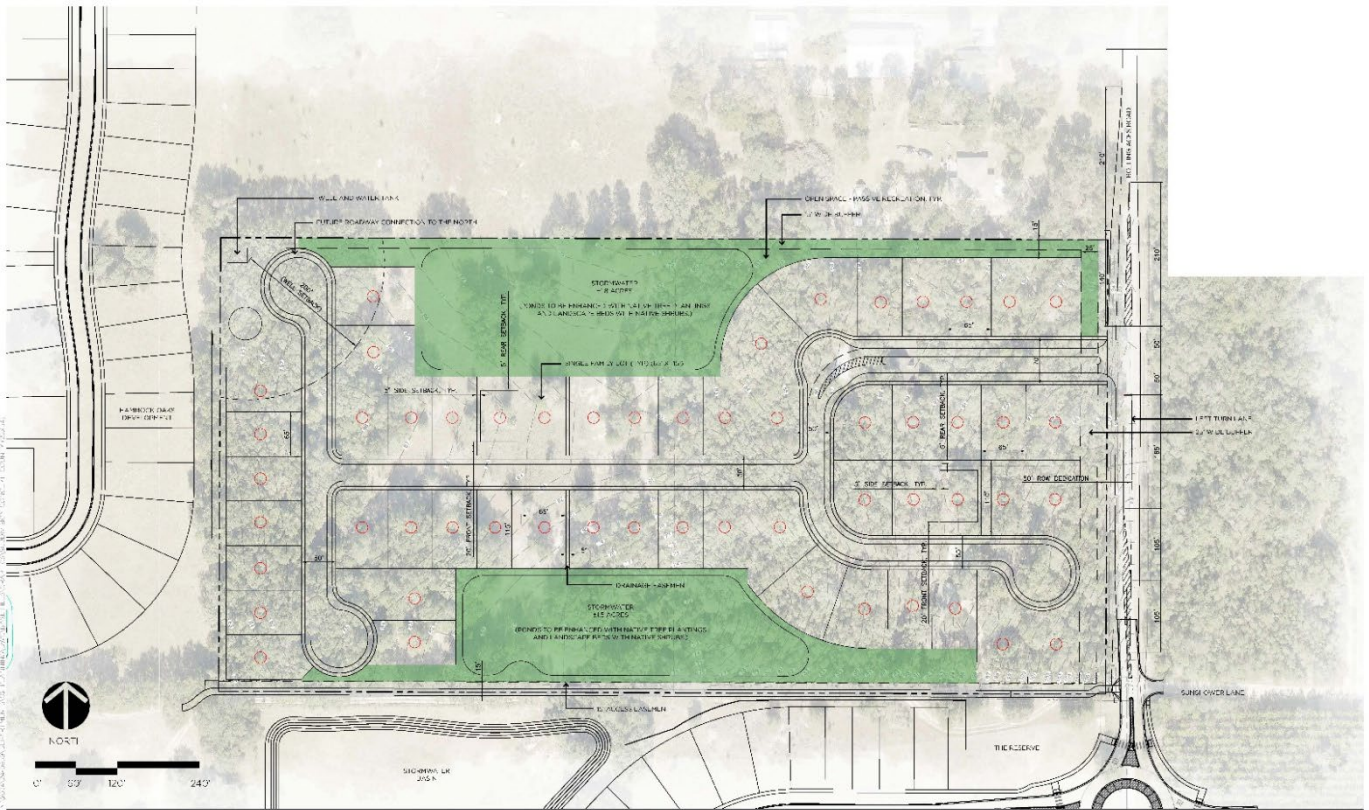
LOT 4, TODD'S LANDING ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 25 PAGE 88, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN 1983 STOC HS., DOUBLE WIDE MOBILE HOME ID#
GDL CFL10836240A AND ID# GDL CFL10836240B

LOT 3 TODD'S LANDING ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
IN PLAT BOOK 25, PAGE 88, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



Exhibit “B” – CONCEPTUAL PLAN



NV5

SUNSHOWER ESTATES SUBDIVISION - LAKE COUNTY | CONCEPT PLAN | 6-18-2026

STANDARD	SINGLE-FAMILY DETACHED
NO. OF PARKING SPACES MIN.:	2/UNIT
LOT AREA, MIN.:	4,000 SF
LOT WIDTH, MIN.:	65'
SETBACKS:	
FRONT, MIN.:	20'
REAR, MIN.:	5'
SIDE, MIN.:	5'
BUILDING HEIGHT, MAX.:	40'
ACCESSORY STRUCTURES:	
REAR AND SIDE, MIN.:	5'
HEIGHT LIMIT:	25'
MAX. IMPERVIOUS SURFACE RATIO:	
PER LOT	65%
OVERALL SITE	60%