



COMPREHENSIVE PLAN AMENDMENT & REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Numbers: 2 & 3

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

Case No. and Project Name: Voitik Property, PZ2026-188

Commissioner District: District 4 – Leslie Campione

Applicant(s): George Bloder, Esq.

Owner(s): Mark Voitik and Jill Voitik

Requested Action: 1. Amend the Future Land Use Map (FLUM) of approximately 4.45 +/- acres from Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category (FLUC) to Planned Unit Development Future Land Use Category to accommodate a single-lot residential subdivision.
2. Rezone approximately 4.45 +/- acres from Agriculture (A) District to Planned Unit Development (PUD) to accommodate a single-lot residential subdivision.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 4.45 +/- acres

Location: Huff Road, in the unincorporated Eustis area

Alternate Key No.: 3816059

Current Future Land Use: Wekiva River Protection Area A-1-20 Sending Area (Attachment “A”)

Proposed Future Land Use: Planned Unit Development (Attachment “B”)

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

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

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wekiva River Protection Area (WRPA) and Wekiva Study Area (WSA) (Attachment “E”)

Flood Zones: “A” and “X”

BMAP Location: Wekiva River/ Middle St. Johns

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Wekiva River Protection Area A-1-20 Sending Area	Agriculture (A) District	Residential	Single-Family Residence
South	Wekiva River Protection Area A-1-20 Sending Area	Agriculture (A) District	Residential	Single-Family Residence
East	Wekiva River Protection Area A-1-20 Sending Area	Agriculture (A) District	Residential	Vacant
West	Wekiva River Protection Area A-1-20 Sending Area	Agriculture (A) District	Residential; Right-of-Way	Single-Family Residence West of Huff Road

- Summary of Analysis -

The subject property is 4.45+/- acres, identified by Alternate Key Number 3816059, is generally located east of Huff Road, in the unincorporated Eustis Area. The subject parcel is zoned as Agriculture (A) District; is designated with a Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is situated within the WRPA and WSA. The subject parcel is undeveloped.

The Applicant has submitted a Small-Scale Future Land Use Amendment application to amend the subject parcel's future land use category from Wekiva River Protection Area A-1-20 Sending Area FLUC to Planned Unit Development FLUC to accommodate a single-lot residential subdivision.

The proposed Small-Scale Land Use Amendment application was submitted concurrent with a proposed rezoning to Planned Unit Development (PUD) to accommodate a single-lot residential subdivision.

The Concept Plan (Attachment "F") depicts a proposed single-family dwelling unit and a proposed metal accessory structure/warehouse with a concrete pad. The property is proposed to be developed with septic and well service.

Table 1. Existing and Proposed Development Standards.

	Zoning District	Future Land Use Category	Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Maximum Building Height
Existing	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	1 du/ 20 acres	0.10	N/A	40-Feet
Proposed	Planned Unit Development (PUD)	Planned Unit Development (PUD)	1 du/ 4.45 acres	0.10	0.50	40-Feet

The subject property is located within the Wekiva River Protection Area and Wekiva Study Area, and the request is consistent with Comprehensive Plan Policies, Land Development Regulations (LDR) as indicated in Sections A and B below.

For background purposes, on March 3, 2003, Lake County staff approved a Family Density Exception (FDE) lot split (2003-005; Attachment "I") to Ida Lee Watson, which created subject property. On April 3, 2006, Lake County staff executed a revocation (Attachment "J") of the 2003 lot split, effectively releasing the land from all deed restrictions related to the FDE and thereby returning it to a single parcel for zoning and building purposes.

In 2025, the current Owners purchased the property. The current Owners did not request a Zoning Conformance Letter nor any other binding document from the County certifying that the property was recognized for building purposes prior to closing on the property. Upon good information and belief, the title commitment for the 2025 purchase of the subject property included the Notice to Void Subdivision, thereby putting any potential purchasers on notice that separate lots no longer existed. The current Owners moved forward with the purchase anyway and are now trying to correct the error by applying for a Future Land Use Amendment and rezoning.

On May 28, 2026, the Applicant applied for a rezoning and FLUM that, if successful, would result in a recognized parcel and would allow the Owner's to move forward with their homesite. All new development will be subject to the Comprehensive Plan and LDR, as amended.

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

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The proposed amendment aligns with Policy I-1.2.2 entitled *Consistency between Future Land Use and Zoning*. The property is currently zoned residential and will continue to be used as a residential parcel for one (1) homesite pursuant to the permitted uses within the proposed zoning Ordinance. Due to the subject parcel's size, the Future Land Use amendment is required for the Owner to be allowed to develop the parcel with a single-family residence and not be limited by the current density of one (1) dwelling per twenty (20) acres, established by the parcel's current Future Land Use Category, as stated in Policy I-3.2.2, entitled *Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category*. The requested change to the density of the subject parcel is consistent with the surrounding and adjacent residential parcels, developed historically, as outlined in Table 3 below. The proposed amendment is consistent with the Future Land Use Element.

Table 3. Adjacent and Surrounding Parcels.

Alternate Key	Gross / Net Acres	Year Recorded/Developed	Zoning District	Future Land Use	Utility Services
3509242	4.9 +/- acres	1986	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Well/Septic
2864036	4.98 +/- acres	1986	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Well/Septic
3640705	5 +/- acres	1989	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Vacant
1313406	4.92 +/- acres	1990	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Well/Septic

2597526	4.84 +/- acres	1982	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Well/Septic
1313899	1.77 +/- acres	1965	Agriculture (A) District	Wekiva River Protection Area A-1-20 Sending Area	Well/Septic

The rezoning request is consistent with Comprehensive Plan Policy I-3.3.2, entitled *Limit Density and Intensity of Land Use within the Wekiva River Protection Area*, which states that land within the Wekiva River Protection Area (WRPA) must comply with the density and open space requirements of the WRPA FLUC. The proposed rezoning was submitted concurrent with a Comprehensive Plan Amendment to PUD FLUC, which allows for variable density specific to each PUD FLUC request. The highest allowed density within the WRPA is five and a half (5.5) dwelling units per one (1) net acre, which is greater than the requested density of one (1) dwelling unit per (4.45+/-) net acres.

Additionally, the rezoning request is consistent with Comprehensive Plan Objective I-7.14, entitled *Planned Unit Development Future Land Use Series*, which states that the Planned Unit Development Land Use Series was established to provide an implanting tool to accommodate site specific development standards for unique properties and developments which do not conform to an established Future Land Use Category. Due to the specific and unique history of the subject parcel, the intended site-specific development may only be accomplished with the PUD FLUC.

The rezoning request is consistent with Comprehensive Plan Policy I-7.14.1, entitled *Planned Unit Development Future Land Use Category*, which states that Applicant for the Planned Unit Development FLUC shall demonstrate that the proposed amendment is compatible with the surrounding area in regard to density and proposed uses. The adjacent and surrounding parcels, all within the same Wekiva River Protection Area A-1-20 Sending Area FLUC, are similarly sized under the five (5) acre minimum, as shown in the table below. In addition, the intended use for the subject parcel is consistent with the adjacent and surrounding residential uses.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The Applicant is proposing a single-family residence to be serviced by private well and septic, therefore the proposed amendment does not create additional demand for capital facilities. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County's natural resources. Pursuant to Comprehensive Plan Policy I-3.4.1, entitled *Surveys and Studies*, the Applicant provided a narrative addressing the proposed project's consistency with the Wekiva River Protection Act (Attachment "G") and site-specific soil, hydrogeologic and geotechnical reports (Attachment "H").

Additionally, pursuant to Comprehensive Plan Policy I-3.3.10, entitled *Protection of Floodplains, Swamps and Marshes* and Comprehensive Plan Objective I-3.3, entitled *Wekiva River Protection Area*, Lake County shall protect the natural characteristics of floodplains and concentrate development farthest from surface waters and wetlands of the Wekiva River System. Future development of a single-family residence and accessory structures on the subject parcel shall be required to be located outside of the Special Flood Hazard Area (SFHA) pursuant to LDR Section 14.20.01(5). The subject parcel does not contain wetlands or sensitive ecological areas. The proposed amendment is consistent with the Conservation Element.

Furthermore, the rezoning request is consistent with Comprehensive Plan Policy I-3.4.2, entitled *Open Space Requirements within the Wekiva Study Area (WSA)*, which states that minimum open space shall be provided consistent with the requirements of the applicable FLUC. The proposed Ordinance requires a minimum of fifty (50%) percent open space.

The subject parcel is situated within the WSA. All development shall be in compliance with Comprehensive Plan Policy I-3.4.5, entitled *Development Design Standards*. The proposed development is consistent with the development requirements of the WSA by utilizing millings for the driveway, in lieu of impervious surfaces, and directing all development away from the east flood zone to protect natural resources, including but not limited to aquifer recharge areas, native vegetation and habitat, as well as local wildlife.

The **Economic Element** seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. Comprehensive Plan Policy IV-1.4.1, entitled *Guiding Principles*, supports planned development as it promotes land use designations that are environmentally sound and compatible with existing development. The proposed amendment is consistent with the Economic Element

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents.

Objective V-1.3 entitled *Affordable Housing*, applies to this request. Although affordability is not directly at issue, the objective supports the availability and diversity of residential land use categories, stating the Future Land Use Map shall include a range of residential land use categories to accommodate varying housing needs and neighborhood characteristics. Encouraging residential land use supports a diverse housing environment. Also, aligning the FLUM with the intended use supports realistic housing patterns with the adjacent properties being residential use, as well. The proposed amendment is consistent with the Housing Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject parcel does not lie within an Interlocal Service Boundary Agreement (ISBA) area or a Joint Planning Area. The proposed amendment is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The proposal is consistent with the Park and Recreation Element because it does not increase demand for recreational facilities, supports rural land use patterns and avoids unnecessary strain on park resources. The proposed amendment is consistent with the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The proposed amendment supports Objective VIII-1.1, entitled *Level of Service Standards*, as it will not affect adopted roadway level of service standards. Based on the projected traffic impacts, the application is approved, as the project is considered *de minimis*. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The Applicant is proposing a single-family residence to be serviced by private well and septic, therefore the proposed amendment does not create additional demand for public facilities. The proposed amendment is consistent with the Public Facilities Element.

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

B. Whether the proposed amendment or rezoning are in conflict with any applicable provisions of the Code (Land Development Regulations).

The land use amendment application seeks to amend the subject property's future land use category from Wekiva River Protection Area A-1-20 Sending Area FLUC to PUD FLUC. The concurrent, site-specific, proposed rezoning seeks to amend the subject property's zoning district from Agriculture (A) District to PUD District. Together the requested actions are intended to accommodate a single-lot residential subdivision.

The rezoning request is consistent with LDR Section 4.03.01, entitled *Purpose and Intent*, which states that the purpose of the planned unit development (PUD) zoning district is to exercise greater ingenuity and imagination in the planning and development of tracts of land under unified control than generally is possible under other zoning district regulations. The PUD zoning accommodates and allows for diversification of uses in a manner compatible with surrounding, existing, and approved development.

The rezoning request is consistent with LDR Section 4.03.02, entitled *Permitted Uses*, which states that planned residential communities and any other private, public, or semi-public use complimentary to, and compatible with planned residential, commercial, or industrial development may be permitted in a PUD zoning district. The proposed development is a planned single-lot residential subdivision.

The rezoning request is consistent with LDR Section 7.00.04, entitled *Permitted Uses in the Wekiva River Protection Area*, as residential uses are an allowable use within the WRPA.

The rezoning request is consistent with LDR Section 7.00.05, entitled *General Requirements*, which specifies a minimum lot width of one-hundred and fifty (150) feet, minimum side and rear setbacks of twenty-five (25) feet, and a required front setback of sixty-two (62) feet from the centerline of the roadway or twenty-five (25) feet from the road right-of-way, whichever is greater. The proposed development is consistent and will comply with these general requirements for the WRPA.

Pursuant to LDR Section 7.00.05(H), entitled *General Requirements*, central sewer systems shall be required within the WRPA where such provision is shown to be economically feasible or environmentally necessary. Upon receipt of justification from the Applicant that central sewer is not necessary, the County shall make the final determination as to the need for central sewer. Pursuant to the provided City of Eustis utility notification, central sewer hookup is not within one thousand (1,000) feet of the subject property and therefore, Staff has determined economic infeasibility for this single lot subdivision.

In addition, the results of the required soil analysis and site specific hydrogeologic and geotechnical reports have yielded no indication of environmental necessity that could not be addressed by an advanced treatment system, as required within the proposed PUD ordinance.

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

C. Whether, and the extent to which, the proposed amendment or rezoning are inconsistent and proposed land uses.

The rezoning would not conflict with the adjacent surrounding land uses. The majority of the surrounding parcels are developed with single-family residential uses. The closest subdivision, known as Tanglewood Subdivision, provides a slightly lower density than the proposed parcel with a minimum lot size of five (5) acres, lying within the Wekiva River Protection Area A-1-20 Sending Area FLUC.

D. Whether there have been changed conditions that justify an amendment or rezoning.

For background purposes, on March 3, 2003, Lake County staff approved a Family Density Exception (FDE) lot split (2003-005; Attachment “I”) to Ida Lee Watson, which created subject property. On April 3, 2006, Lake County staff executed a revocation (Attachment “J”) of the 2003 lot split, effectively releasing the land from all deed restrictions related to the FDE and thereby returning it to a single parcel for zoning and building purposes. In 2025, the current Owners purchased the property. The current Owners did not request a Zoning Conformance Letter nor any other binding document from the County certifying that the property was recognized for building purposes prior to closing on the property. Upon good information and belief, the title commitment for the 2025 purchase of the subject property included the Notice to Void Subdivision, thereby putting any potential purchasers on notice that separate lots no longer existed. The current Owners moved forward with the purchase anyway and are now trying to correct the error by applying for a Future Land Use Amendment and rezoning.

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

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

Water and Sewage

The City of Eustis has provided documentation (Attachment “L”) indicating that the subject property is not within one thousand (1,000) feet of the nearest hook up to central sewage and is not within three hundred (300) feet of the nearest hook up to central water. The notification also indicates that the subject property is not within one thousand (1,000) feet of an existing or future wellhead.

Central water and sewer systems for the proposed parcel shall not be required as the unavailability of services in the immediate area is shown to be economically infeasible for a single parcel development.

Schools

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

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #21 is located 2.1 miles from the subject property at 25100 County Road 44A, Eustis, Florida, 32736.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of CR 44A is “C” with capacity of 387 trips in the peak hour direction. Currently the impacted segment from SR 44 to Huff Road is operating at fifty percent (50%) in the PM peak directional hour.

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

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

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

A narrative addressing the proposed project's consistency with the Wekiva River Protection Act (Attachment "G") was submitted by the Applicant pursuant to Comprehensive Plan Objective I-3.3, entitled *Wekiva River Protection Area*.

Soil, hydrogeologic and geotechnical reports (Attachment "H") were submitted by the Applicant pursuant to Comprehensive Plan Policy I-3.4.1, entitled *Surveys and Studies*.

The report notes that the *"the project site mostly consists of grassy pasture areas with a wooded area in the approximate center and several trees on the west side of the site."*

Additionally, *"the subject property is generally characterized by a gradual descent from an elevation of 75 feet above mean sea level at a high point located in the western half of the property. The elevation generally drops to a low of approximately 65 feet on the western property line and approximately 60 feet AMSL on the east property line. Two depressional areas are also located on the east and west portions of the site and extend onto the south adjoining property."*

Furthermore, *"the project site is mapped with three soil types. Most of the property is mapped as Candler sand and Tavares sand with depth to water table ranging from about 42 inches to more than 80 inches. Both soil types are within Hydrologic Soil Group A and are considered moderately well to excessively drained."*

The proposed development is not more impactful to the natural environment than the current development pattern within the surrounding area as listed in Table 3, above (pages 3-4).

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

The proposed Small-Scale Land Use Amendment and rezoning are consistent with the surrounding area residential parcels in lot size and density. The rezoning is consistent with an orderly and logical development pattern.

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

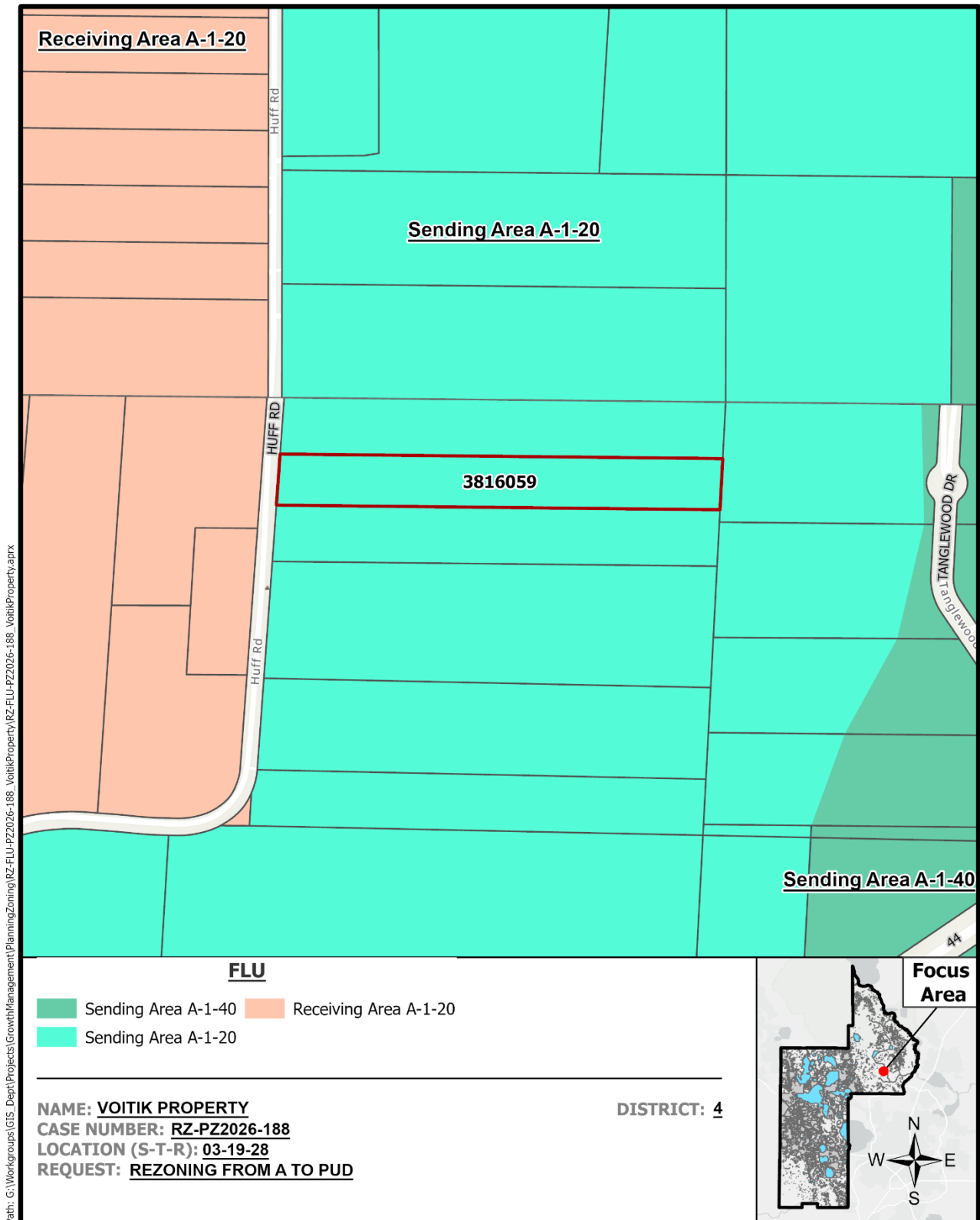
The proposed Small-Scale Land Use Amendment and rezoning applications are in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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 amendment or rezoning.

The proposed Comprehensive Plan Amendment was submitted concurrent with a site-specific proposed rezoning to Planned Unit Development (PUD) District being presented under a separate cover.

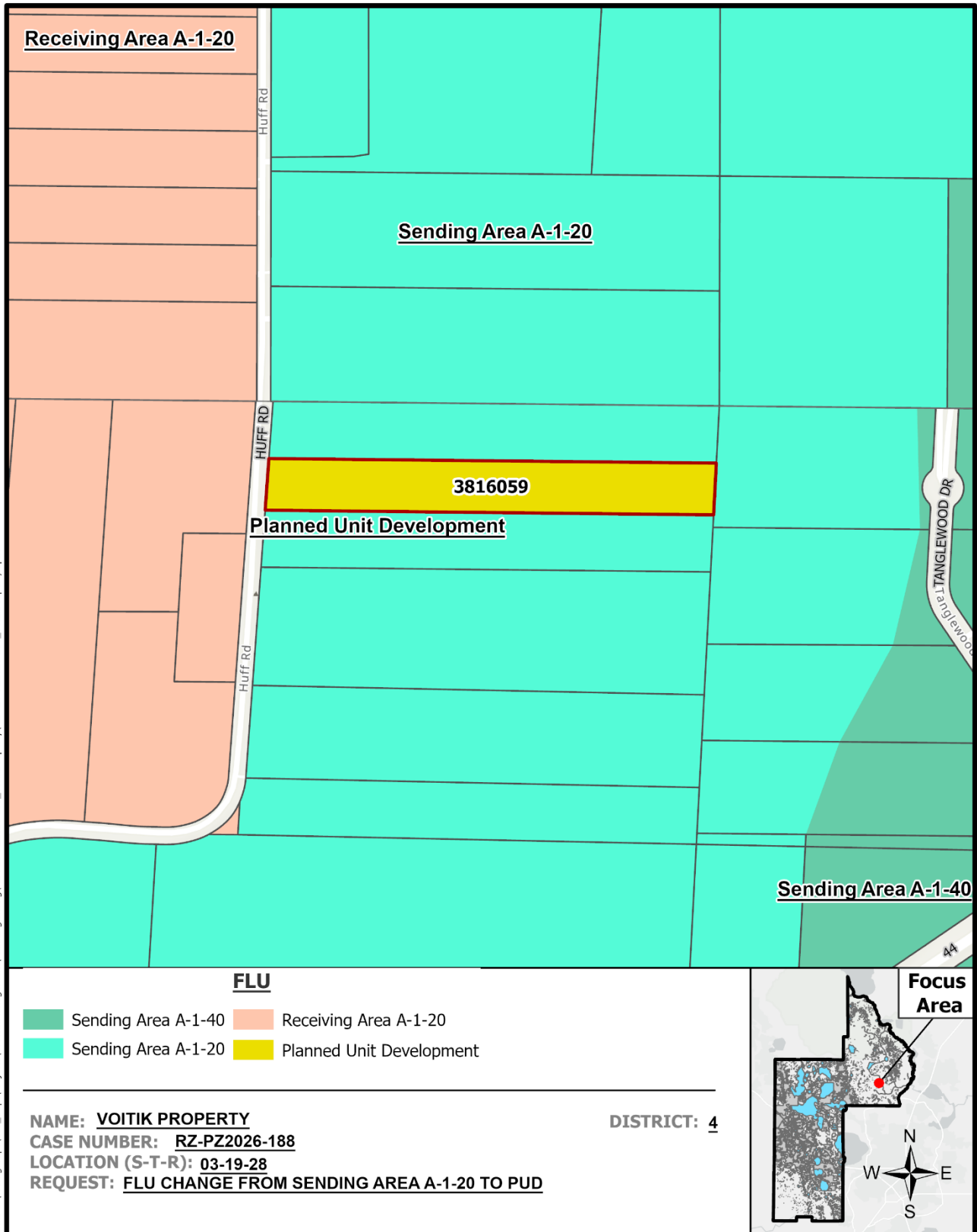
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



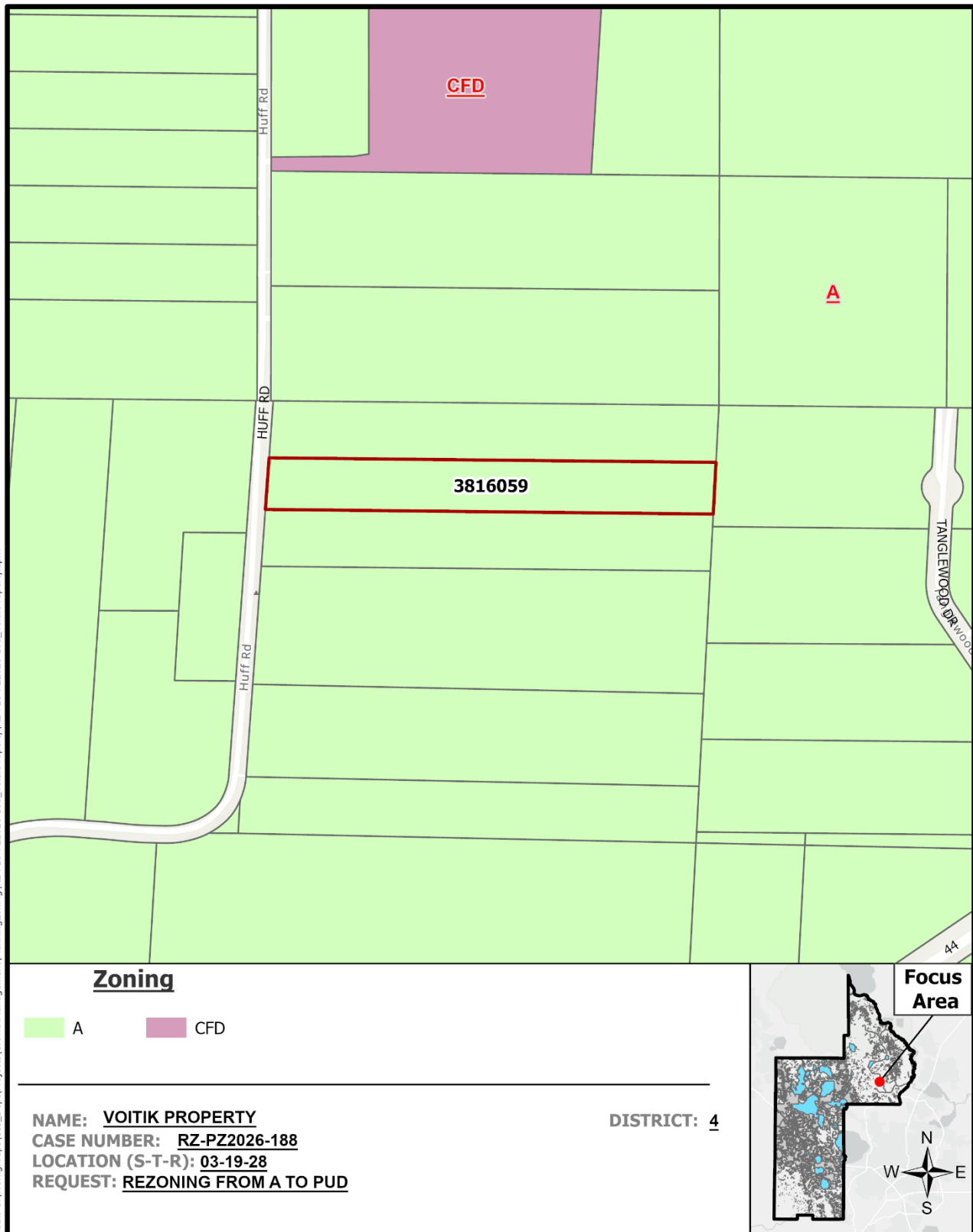
Attachment “B” – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE



Attachment “C” – Zoning District Map

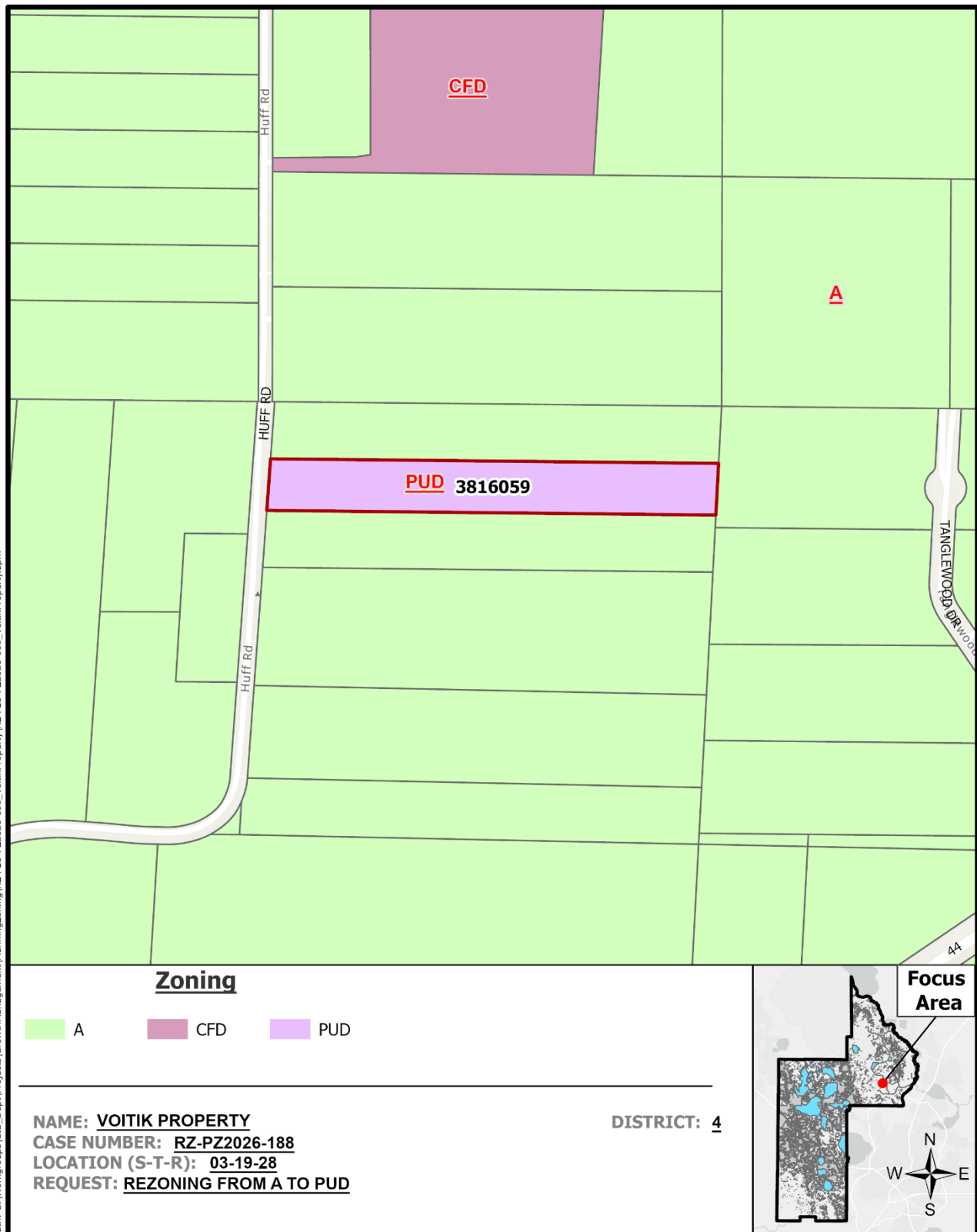
CURRENT ZONING



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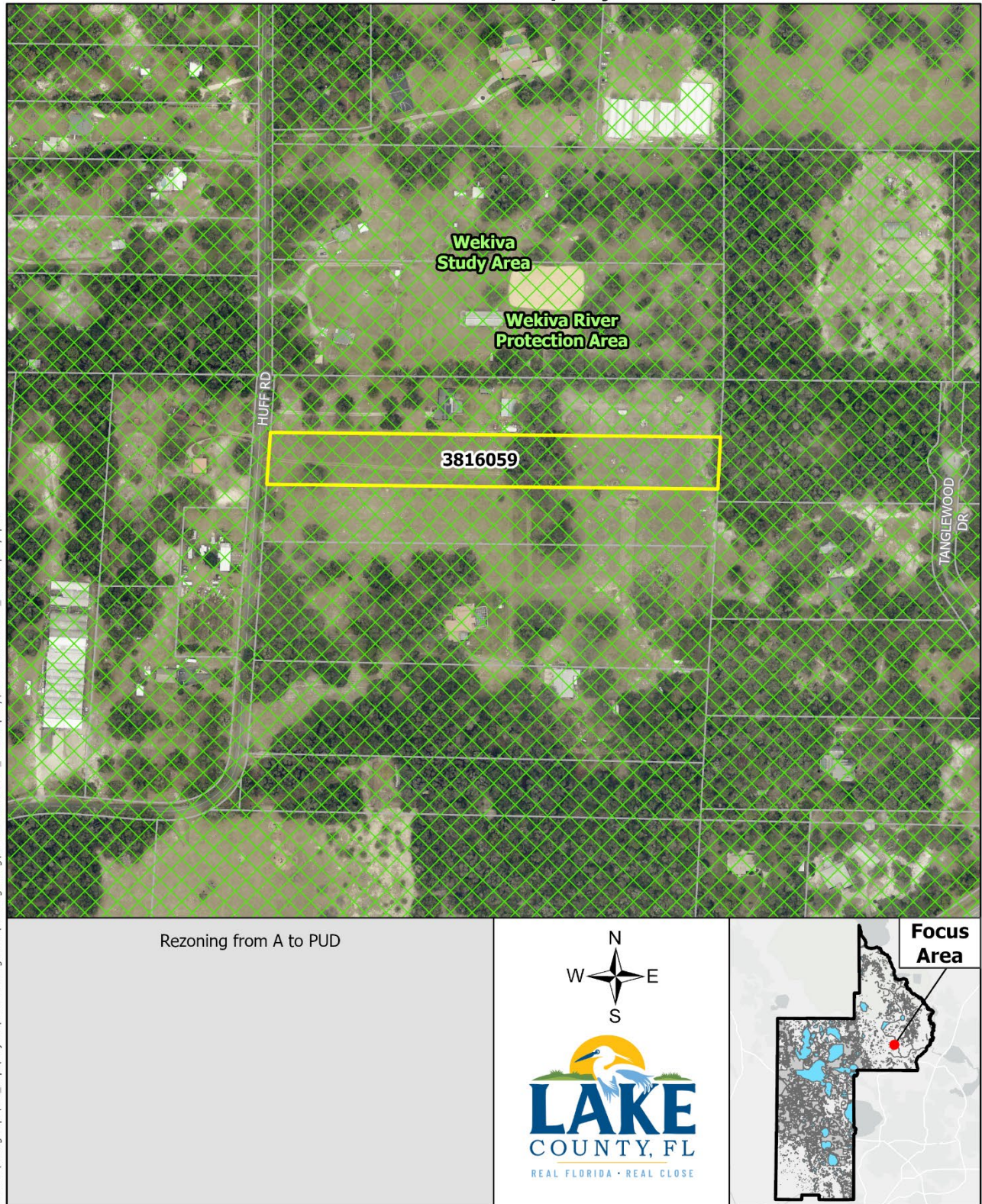
Attachment “D” – Proposed Zoning District Map

PROPOSED ZONING



Attachment “E” – Overlay Districts Map

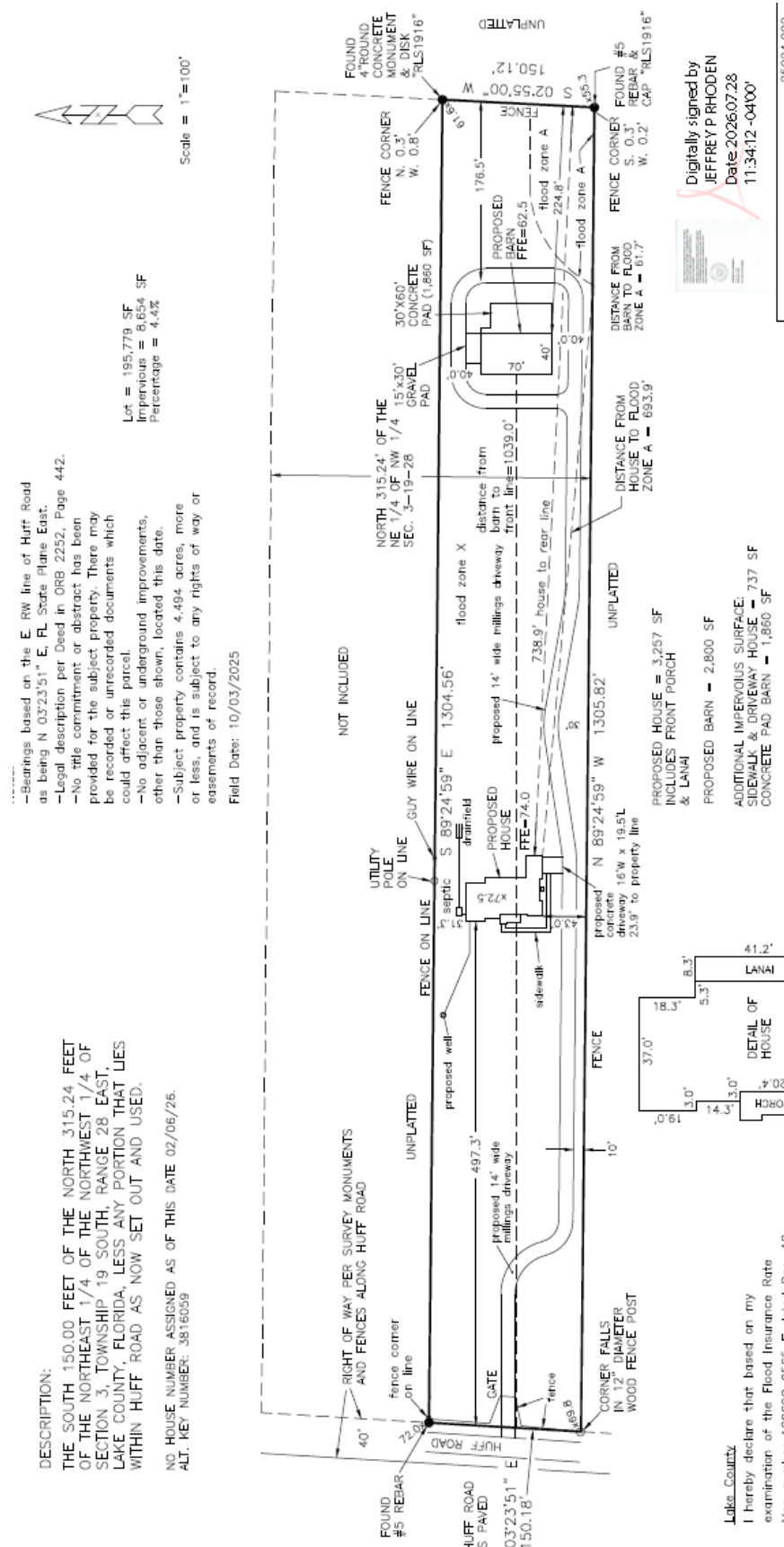
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Voitik Property



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6/22/2026

Attachment “F” – Concept Plan



Attachment “G” – Wekiva River Protection Act Consistency Narrative (Page 1 of 5)

Wekiva River Protection Area (WRPA) Environmental Narrative

Huff Road Parcel — Eustis, Lake County, Florida

Parcel ID 03-19-28-0002-000-03000 | ±4.46 acres | Prepared for Lake County
Planning and Zoning

A. Protection of Wekiva River System Resources

1. Water Quantity, Water Quality, and Hydrology of the Wekiva River System

No jurisdictional wetlands or surface waters were identified on the property; the entire parcel is mapped by the Florida Fish and Wildlife Conservation Commission (FWC) as FLCCS Code 183312, Cropland/Pasture, and the National Wetland Inventory (NWI) does not depict any wetland areas on the property or in a relevant vicinity. The property therefore has no direct surface-water connection to the Wekiva River System.

Soils across most of the site (Candler and Tavares sands) fall within Hydrologic Soil Group A, described as having negligible surface runoff potential and exceptionally high to very high saturated hydraulic conductivity — 5.95 to nearly 20 inches per hour for Candler sand and more than 20 inches per hour for Tavares sand. This high infiltration capacity supports on-site retention/infiltration of stormwater rather than off-site sheet discharge toward the Wekiva System.

2. Wetlands Associated with the Wekiva River System

A jurisdictional wetland and surface water evaluation was performed using the methodology in Chapter 62-340, Florida Administrative Code, including a documented literature review and 100% pedestrian field reconnaissance of accessible portions of the property on July 27, 2026. No potential jurisdictional wetlands or surface waters were observed. Onsite soils were sandy and lacking hydric indicators, no primary or secondary indicators of hydrology were observed, and no areas of prevalent hydrophytic vegetation were observed.

The nearest mapped wetlands are located on the order of 1/2 mile to the east and southeast of the property per NWI and the geotechnical desktop review. Because no wetlands are present on the parcel, the proposed single-family development can be designed to avoid any wetland impact, and no fill, dredge, or wetland alteration associated with the Wekiva River System's wetlands is anticipated.

3. Aquatic and Wetland-Dependent Wildlife Species Associated with the Wekiva River System

Because the property contains no wetland habitat, the Ecological Report concludes that the potential presence of wetland-dependent avifauna such as the eastern black rail and the Everglade snail kite is extremely low, and neither species was observed during the field reconnaissance. No bald eagles or protected wading birds, and no nests or juveniles of any species, were observed during the site visit.

Attachment “G” – Wekiva River Protection Act Consistency Narrative (Page 2 of 5)

The USFWS IPaC query and FNAI Biodiversity Matrix (Matrix Unit 44068) identify the wood stork as a "Likely" element in the broader one-square-mile matrix unit, but no wetland foraging habitat for wood storks exists on the parcel itself. Because the development will not create or alter wetlands and will not discharge to any wetland or watercourse of the Wekiva System, no adverse effect on aquatic or wetland-dependent species is anticipated.

4. Habitat Within the WRPA of Species Designated Under Rules 39-27.003, 39-27.004, and 39-27.005, F.A.C.

The protected wildlife species survey (100% coverage of the upland habitat on the property, conducted by an FWC Authorized Gopher Tortoise Agent) documented four (4) Potentially Occupied gopher tortoise burrows on the property and four (4) additional Potentially Occupied burrows offsite but within 25 feet of the property boundary.

No other listed species were observed on the property. Field conditions ruled out or minimized the likelihood of several species identified in the desktop literature review: there is no scrub habitat for the Florida scrub-jay; no longleaf pine for the red-cockaded woodpecker; the site elevation is below 82 feet AMSL with thick herbaceous groundcover and no open sandy patches, so it is not optimal sand skink habitat; and although gopher tortoise burrows are present, the low-quality improved-pasture habitat results in a low potential for eastern indigo snake, none of which were observed. FNAI's Biodiversity Matrix additionally lists the eastern indigo snake and wood stork as "Likely" and the Florida sandhill crane, Florida burrowing owl, and gopher tortoise as "Potential" elements for the surrounding one-square-mile matrix unit, based on regional occurrence rather than site-specific observation.

Habitat protection for the confirmed species will follow appropriate procedures and regulations.

5. Native Vegetation Within the WRPA

The property is currently improved/unimproved pasture — FLCCS Code 183312, Cropland/Pasture — dominated by non-native and naturalized pasture grasses with an herbaceous layer that also includes American beautyberry, elephant's foot, fleabane, dog fennel, ragweed, and caesarweed. Scattered live oaks and sand live oaks occur in the frontage and central portion of the site, corresponding to the wooded area visible in the aerial photograph and the topographic high point of the property.

This central canopy-tree area represents the most significant native vegetation feature on an otherwise cleared pasture parcel, and it also coincides with several of the documented gopher tortoise burrow locations. Prioritizing retention of this central wooded/canopy area — rather than the open pasture — would concurrently protect the site's native vegetation and its confirmed protected-species habitat.

Attachment “G” – Wekiva River Protection Act Consistency Narrative (Page 3 of 5)

B. Consistency With Wekiva River Protection Act Provisions

1. Preservation of Sufficient Habitat for Feeding, Nesting, Roosting, and Resting (Rules 39-27.003–.005)

The only confirmed listed species requiring habitat preservation on this parcel is the gopher tortoise—though, the location of these species is not problematic and the builder/applicant will do everything in accordance with applicable rules and regulations to ensure those species are properly maintained. Site planning that locates the home, driveway, and septic system in the open pasture area while avoiding the eight documented burrow locations (four onsite, four within 25 feet offsite) by the required 25-foot buffer will preserve the burrows' function for feeding, sheltering, and nesting. If burrows cannot be avoided by the final site plan, they can be permitted for onsite relocation (provided at least 750 feet of undisturbed habitat remains) or offsite relocation under FWC guidelines. No nesting, roosting, or foraging habitat for any other Rule 39-27 species was identified on the property.

2. Clearing of Native Vegetation Within the 100-Year Floodplain

Neither report includes a FEMA Flood Insurance Rate Map (FIRM) determination for this parcel. The Geotech Report does note two depressional topographic areas, on the east and west portions of the site, that extend onto the adjoining property to the south, with site elevations ranging from a 75-foot AMSL high point in the western half down to approximately 60–65 feet AMSL at the property lines. Given the absence of wetlands and the excessively to moderately well drained soils across most of the parcel, floodplain-related clearing constraints are expected to be limited primarily to these depressional areas and the poorly drained Placid/Myakka soil pocket in the southeast corner.

3. Rural Character of the WRPA

The site and its surroundings are consistent with the rural character of the WRPA. The aerial photograph and location map show the property flanked by an equestrian/single-family residential parcel to the north, undeveloped partially wooded and pastureland to the south, a wooded parcel to the east, and Huff Road followed by an equestrian/single-family residential parcel to the west. A single-family home on this 4.46-acre parcel is consistent with this low-intensity, large-lot rural residential and agricultural pattern.

4. Prohibition of Development That Is Not Low-Density

The proposed use is a single-family home on a 4.46-acre parcel — a density on the order of 0.22 dwelling units per acre — which is a low-density residential use consistent with the surrounding rural residential and equestrian/pasture parcels documented in both reports.

5. Setbacks Along the Wekiva River (Outside Section 373.415, F.S. Protection Zones)

Attachment “G” – Wekiva River Protection Act Consistency Narrative (Page 4 of 5)

This provision is not triggered by the subject parcel: neither report identifies any river, stream, or other surface watercourse of the Wekiva River System on or adjacent to the property. The nearest mapped wetlands are approximately 1/2 mile away, and no NWI wetlands intersect the property or its immediate vicinity.

6. Restrictions on Intensity of Development Adjacent to Publicly Owned Lands

Neither report identifies any publicly owned conservation, park, or refuge lands adjoining the parcel. The USFWS IPaC screening confirms there are no National Wildlife Refuge lands at this location, and the location map and aerial photographs show only private rural residential, equestrian, pasture, and wooded parcels adjoining the site. This provision therefore does not currently constrain the project, though local GIS parcel data should be checked as part of final site planning to confirm no public ownership borders the site.

7. Restrictions on Filling and Alteration of Wetlands in the WRP

Not applicable: no wetlands were identified on the property by the field jurisdictional determination, NWI review, or FLCCS land-cover mapping. No wetland filling or alteration is proposed or anticipated.

8. Encouraging Clustering of Residential Development to Protect Environmentally Sensitive Areas

While a single home on a 4.46-acre parcel offers limited opportunity for "clustering" in the subdivision sense, the same underlying principle can be applied at the site-plan level: siting the home, driveway, and septic system within the already-disturbed open pasture (where two small existing structures are visible near the center of the site) while leaving the central canopy/wooded area — which also contains the documented gopher tortoise burrows — undisturbed. This concentrates the development footprint away from the parcel's most environmentally sensitive (native vegetation and protected-species habitat) feature.

9. Ensuring Residential Development in the Aggregate Is of Rural Density and Character

A single-family home on this 4.46-acre parcel, within a surrounding matrix of equestrian and rural residential parcels, pasture, and undeveloped wooded land, is consistent with maintaining rural density and character in the aggregate for this portion of the WRP.

10. Concentrating Development Farthest From Surface Water and Wetlands of the Wekiva River System

Because no surface waters or wetlands occur on the parcel and the nearest mapped wetlands are roughly 1/2 mile away, any building location on this 4.46-acre lot is inherently well removed from Wekiva System surface waters. Within the site itself, the

Attachment “G” – Wekiva River Protection Act Consistency Narrative (Page 5 of 5)

topographic high point (~75 feet AMSL) and the existing cleared pasture area lie in the central/western portion of the parcel, away from the depressional areas mapped on the east and west portions that extend onto the adjoining property to the south. Siting the home and septic system on the higher, better-drained Candler/Tavares soils in this central area — rather than near the depressional low areas — best satisfies this provision.

11. Subdivision Restrictions Near Surface Water and Watercourses

The property is a single, existing 4.46-acre legal parcel (Lake County Parcel ID 03-19-28-0002-000-030000), and no further subdivision is proposed. Because no surface watercourse of the Wekiva River System crosses or borders the parcel, there are no Section 373.415, F.S. protection zones or local surface-water setbacks on this site with which a subdivision could interfere.

12. Septic Tanks and Drain Fields in the 100-Year Floodplain; Stormwater Discharge to the Wekiva River System

The Geotech Report characterizes the soils relevant to septic and stormwater siting decisions. Candler sand (most of the parcel) is excessively drained with a seasonal high water table more than 80 inches (over 6.6 feet) below grade year-round, and Tavares sand is moderately well drained with a seasonal high water table at 42–72 inches. Both are within Hydrologic Soil Group A, generally favorable for septic drainfield performance. By contrast, the Placid and Myakka sands mapped in the southeast corner are very poorly drained, with a seasonal high water table at or within about 10 inches of the surface and frequent ponding for six months or more annually — this area, and the mapped depressional areas on the east and west portions of the site, should be avoided entirely for septic system and drainfield siting and kept out of the 100-year floodplain/low-lying drainage footprint.

For stormwater, the same high-infiltration Candler/Tavares soils that favor septic performance also support on-site stormwater retention and infiltration, minimizing the potential for stormwater discharge to migrate toward the Wekiva River System's wetlands roughly 1/2 mile away.

Attachment “H” – Geotechnical Report (Page 1 of 7)



July 27, 2026

Ms. Michelle Gibbs
Trilogy Homes, LLC
2215 Cluster Oak Drive, Suite 2
Clermont, Florida 34711

Re: Desktop Geotechnical Review
Huff Road Lot
Eustis, Lake County, Florida
Native Geoscience Project Nos.: R1005.0

Dear Ms. Gibbs:

As authorized, Native Geoscience, Inc. (NGI) has completed the Desktop Geotechnical Review for the above-referenced single-family residential project. The project site is located on the east side of Huff Road, approximately 1/3 of a mile south of its intersection with County Road 44A in Eustis, Lake County, Florida. The scope of work was conducted in general accordance with NGI Proposal No. P2455.1, dated July 23, 2026, and authorized by you.

The project site consists of one parcel that is identified by the Lake County Property Appraiser as Parcel ID: 03-19-28-0002-000-03000, and measures approximately 4.46 acres in size. We understand that you plan to develop the parcel with a single-family home. The purpose of this letter is to provide a cost-effective geotechnical desktop review in order to better understand the soil and groundwater conditions at the project site.

Based on review of a recent aerial photograph (**Figure 1**), the project site mostly consists of grassy pasture areas with a wooded area in the approximate center and several trees on the west side of the site. Huff Road is located on the west side of the site followed by an equestrian/single-family residential parcel. An equestrian/single-family parcel appears to also be located north of the subject property. Undeveloped partially wooded and pastureland is apparent south of the site, and a wooded parcel is apparent east of the site.

Based on review of the Sorrento (NE), Florida Quadrangle Map prepared by the U.S. Geological Survey (USGS), the subject property is generally characterized by a gradual descent from an elevation of 75 feet above mean sea level at a high point located in the western half of the property. The elevation generally drops to a low of approximately 65 feet on the western property line and approximately 60 feet AMSL on the east property line. Two depressional areas are also located on the east and west portions of the site and extend onto the south adjoining property. A copy of a recent topographic map is provided in **Figure 2**.

The “Soil Survey of Lake County, Florida,” published by the US Department of Agriculture National Resources Conservation Service (NRCS) was reviewed. The project site is mapped with three soil types. Most of the property is mapped as Candler sand and Tavares sand with depth to water table ranging from about 42 inches to more than 80 inches. Both soil types are within Hydrologic Soil Group A and are considered moderately well to excessively drained.

Attachment “H” – Geotechnical Report (Page 2 of 7)

*Desktop Geotechnical Review
Huff Road Lot
July 27, 2026
Page 2 of 3*

Hydrologic Soil Group A is generally defined as:

- Soils with a high infiltration rate and low runoff potential *when thoroughly wetted*. They consist chiefly of deep, well-drained to excessively drained sands with a high rate of water transmission. Texturally these are typically sand, loamy sand, or sandy loam — generally less than about 10% clay and more than 90% sand.

A small portion of the project site located in the southeast corner is mapped as Placid and Myakka sands with a water table at or near the land surface. This soil type is within Hydrologic Soil Group A/D and is considered very poorly drained. Soils that fall into Hydrologic Soil Group A/D are generally similar in texture to Group A soils; however, due to the shallow water table, they are considered to have a low rate of water transmission.

Below is a table providing a description of the soil type shown on the NRCS Soils Map. An NRCS Soil Map is provided in **Figure 3**.

Mapped Soil Units - Huff Road Lot NRCS Soil Survey, Lake County, Florida			
Map Unit Name	Map Unit Symbol	Hydrologic Soil Group	Description
Candler sand, 0 to 5 percent slopes	8	A	Excessively drained. Depth to water table: More than 80 inches.
Placid and Myakka sands	40	A/D	Very poorly drained. Depth to water table: About 0 inches.
Tavares sand, 0 to 5 percent slopes	45	A	Moderately well drained. Depth to water table: About 42 to 72 inches.

NGI reviewed the National Wetlands Inventory Map (**Figure 4**) for the area around the project site. Based on this publicly available data, wetlands do not appear to be located on the project site, and the nearest wetlands are mapped on the order of ½ mile to the east and southeast of the project site. Therefore, significant organic soils are not anticipated on the site (with the exception of some possible topsoil). However, a wetland survey should be conducted by an experienced wetland ecologist in order to determine the actual presence and extent of any wetlands on the project site.

Closing

This report has been prepared in accordance with generally accepted geotechnical engineering and geologic practices. The report is for the exclusive use of Trilogy Homes, LLC. No other warranty, expressed or implied, is made. NGI is not responsible for any claims, damages, or liability associated with any other third party's interpretation or reuse of this report without the express written authorization of NGI.

The preliminary geotechnical evaluation herein is based solely on the information submitted within this report. The scope of work was provided as a preliminary geotechnical review of the site for due diligence purposes. Please keep in mind that subsurface exploration and geotechnical engineering services may be required once more detailed site design information is available.

Lastly, bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the buyer and designers of the project only. Bidders are urged to conduct soil borings, test pits or other field exploration to determine those conditions that may affect construction operations. NGI cannot be responsible for any interpretations made from this report with regard to its adequacy in reflecting subsurface conditions which will affect construction operations.

Attachment “H” – Geotechnical Report (Page 3 of 7)

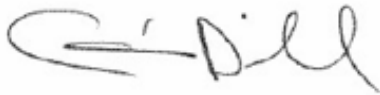
*Desktop Geotechnical Review
Huff Road Lot
July 27, 2026
Page 3 of 3*

We appreciate the opportunity to be of service to you on this project and look forward to a continued relationship. Should you have any questions or concerns regarding this report, please feel free to call us at (407) 342-1443.

Sincerely,

Native Geoscience, Inc.

Certificate of Authorization No. 30474



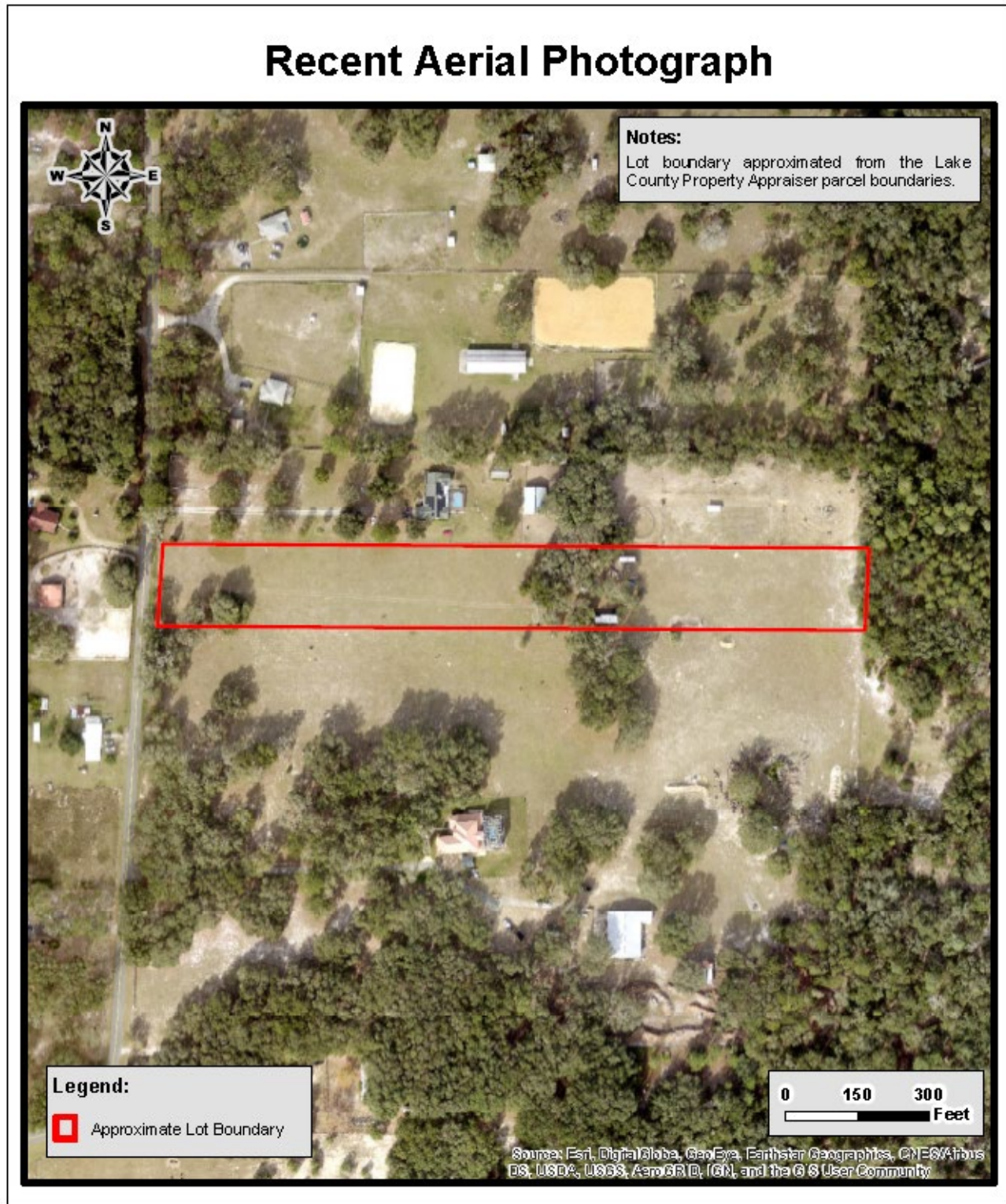
John C. Diehl, P.G.
Principal Geologist
P.G. 2460



Brian W. Jory, P.E.
Principal Engineer
P.E. 46634

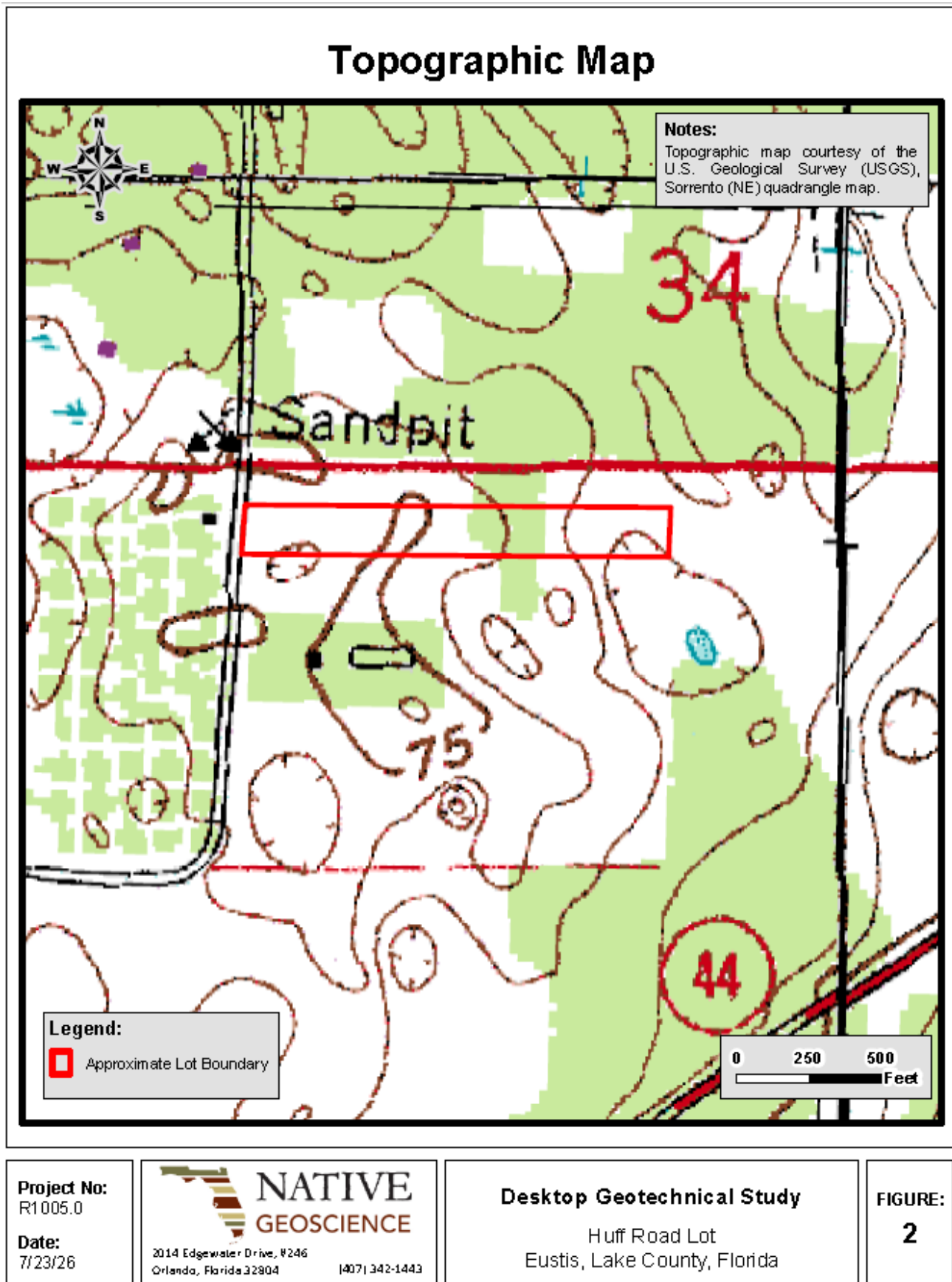
Attachments: Figure 1 – Recent Aerial Photograph
Figure 2 – Topographic Map
Figure 3 – NRCS Soils Map
Figure 4 – National Wetlands Inventory Map

Attachment “H” – Geotechnical Report (Page 4 of 7)

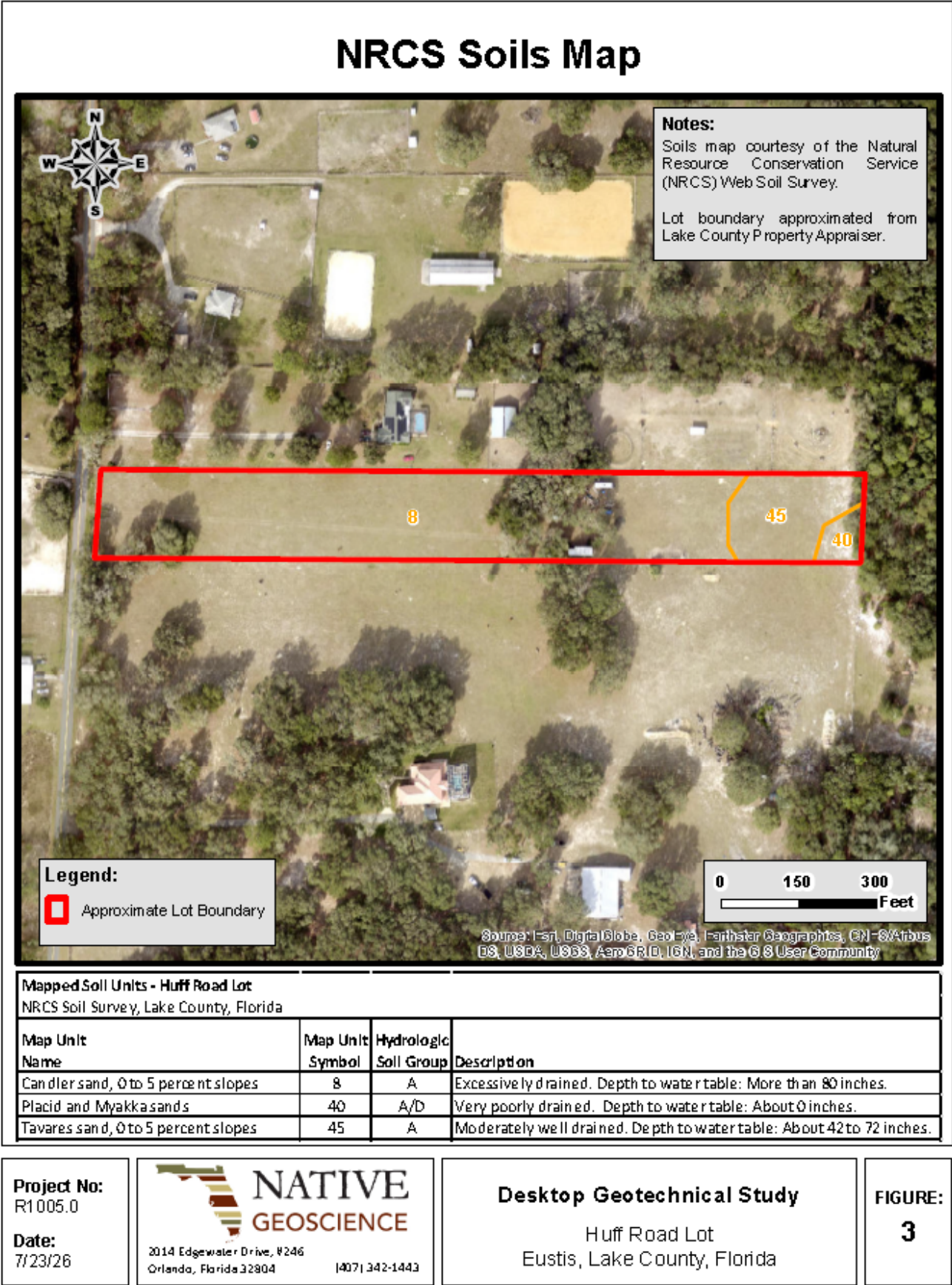


Project No: R1005.0 Date: 7/23/26	 NATIVE GEOSCIENCE 2014 Edgewater Drive, #246 Orlando, Florida 32804 (407) 342-1443	Desktop Geotechnical Study Huff Road Lot Eustis, Lake County, Florida	FIGURE: 1
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Attachment “H” – Geotechnical Report (Page 5 of 7)



Attachment “H” – Geotechnical Report (Page 6 of 7)



Attachment “H” – Geotechnical Report (Page 7 of 7)



Project No:
R1005.0

Date:
7/23/26



**NATIVE
GEOSCIENCE**

2014 Edgewater Drive, #246
Orlando, Florida 32804

(407) 342-1443

Desktop Geotechnical Study

Huff Road Lot
Eustis, Lake County, Florida

FIGURE:

4

Attachment "I" – Former FDE Lot Split (Page 1 of 9)



Lake County DEPARTMENT OF GROWTH MANAGEMENT

"Earning Community Confidence Through Excellence in Service"

FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR AND FORM 1 FOR

NOTICE OF LAKE COUNTY'S APPROVAL OF SUBDIVISION OF PROPERTY

2003025303
Bk 02269 Pgs 0946 - 954; (9pgs)
DATE: 03/03/2003 03:34:58 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 37.00
TRUST FUND 5.00

Owner (s): Ida Lee Watson

Lake County, a political subdivision of the State of Florida, hereby grants administrative subdivision approval for Family Density Exception 2003-005, pursuant to Section 14.11.02, Lake County Land Development Regulations, Appendix E, Lake County Codification. The property described in Exhibit "A" attached hereto and incorporated herein by reference is hereby subdivided to be Tract "A", Tract "B", Tract "C", and Tract "D" also described in Exhibit "A", attached hereto and incorporated herein by reference.

FOR LAKE COUNTY, FLORIDA

Anita Greiner, Planner

Growth Management Department Staff

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 3rd day of March 2003, by Anita Greiner, who is personally known to me and who did/did not take an oath.

Notary Public



Juana Alicia Borton
MY COMMISSION # DD107831 EXPIRES
April 10, 2006
BONDED THRU TROY FARM INSURANCE, INC.

315 West Main Street • P.O. Box 7800 • Tavares, Florida 32778-7800
www.lakegovernment.com

Building Services
352/343-9653 S.Lake 394-5962
Fax 343-9661 Fax 394-0197

Senior Director 352/343-9642 • Fax 343-9595 • Suncom 659-1642
Code Enforcement
352/343-9639
Fax 343-9471
Planning & Development
352/343-9739 Zoning 343-9641
Fax 343-9767 S.Lake 394-6466 Fax 394-8226

Water Resource Management
352/343-9738 Lab 742-2892
Fax 343-9595 Fax 742-2781

R-12, 11/11/03

Attachment "I" – Former FDE Lot Split (Page 2 of 9)

OR BOOK 02269 PAGE 0947

EXHIBIT "A"

PARENT PARCEL DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE SOUTH 164.20 FEET THEREOF AND LESS THE NORTH 165.24 FEET, AND LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "A"

THE SOUTH 150.00 FEET OF THE NORTH 315.24 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "B"

THE SOUTH 165.10 FEET OF THE NORTH 480.34 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "C"

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE SOUTH 432.58 FEET AND LESS THE NORTH 480.34 FEET THEREOF, AND LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "D"

THE NORTH 266.38 FEET OF THE SOUTH 432.58 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

Attachment "I" – Former FDE Lot Split (Page 3 of 9)

FROM : Lake County Ping & Dev

FAX NO. : 3523439767

Feb. 11 2003 06:32PM P2



(FAMILY DENSITY EXCEPTION LOT SPLIT)

OR BOOK 02269 PAGE 0948.

DECLARATION OF DEED RESTRICTIONS AND RESTRICTIONS ON SELLING AND LEASING OF PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that Ida Lee Watson hereinafter referred to as "Declarant" declare the following restrictions and limitations on use and development, which shall bind each and all subsequent owners, whether holders of legal or equitable title, or both, and which shall constitute covenants running with the land legally described in Exhibit "A," attached hereto and incorporated herein by reference.

1. Release Obligation. Lake County, a political subdivision of the State of Florida, shall never be obligated to maintain the easement or paved private road legally described in Exhibit "B," attached hereto and incorporated herein by reference.
2. Road Maintenance. Each property owner covenants and agrees, by acceptance of a deed (whether or not specifically expressed in such deed), for themselves, their heirs, successors, and assigns, that such easement or paved private road shall be maintained by the property owners, jointly and severally, so as to provide free and passable ingress and egress to the nearest County maintained road. This covenant shall specifically benefit any mortgage holder of a property and all other property owners, hereinafter referred to as "Protected Parties." Upon default of a property owner's maintenance obligation, any of the Protected Parties, are authorized to perform necessary maintenance at the defaulting property owner's expense, the cost of which shall be a lien against the property owner's property until paid at the highest legal rate of interest. In any action brought by any of the protected Parties to enforce these restrictions against any property owner, the prevailing party shall be entitled to its reasonable attorney's fees and costs in the prosecution or defense of such action and all appeals therefrom from the losing party.
3. Selling and Leasing Restrictions. The owner(s) of property legally described in Exhibit "A" is prohibited from selling, leasing, or transferring the property, other than to the family members listed in Exhibit "C", attached hereto and incorporated herein by reference, for a period of five (5) years from the date that these deed restrictions are recorded in the Public Records of Lake County, Florida. However, the owner and family members are permitted to mortgage said parcels during the five (5) year period without violating these deed restrictions.
4. Use Restriction. The property shall be used for single family residential or agricultural purposes only for a period of five (5) years from the date that these deed restrictions are recorded in the Public Records of Lake County, Florida.
5. Mortgage. In the event any owner of the property causes a mortgage to be placed on the property, the County does hereby subordinate these deed restrictions to those rights created by the mortgage. In the event a mortgage holder is required to foreclose on the property, then paragraph 3 set out above shall not be enforceable.
6. Code Enforcement Board. These deed restrictions may be enforced by the Lake County Code Enforcement Board. Any liens imposed by the Board shall be superior in right to any mortgages recorded after the date that these deed restrictions are recorded in the Public Records of Lake County, Florida.
7. Variance Permitted. Lake County, a political subdivision of the State of Florida, at its sole discretion, may grant a variance and release, in writing, from the requirements of these deed restrictions.
8. Recordation. These deed restrictions shall be recorded in the Public Records of Lake County, Florida.

Attachment "I" – Former FDE Lot Split (Page 4 of 9)

FROM : Lake County Ping & Dev

FAX NO. : 3523439767

Feb. 11 2003 06:33PM P3

Signed, Sealed, and Delivered in our presence as witnesses:

OR BOOK 02269 PAGE 0949-
Declarant(s):

Witnesses:
Patricia A. Crampton
(Signature)
PATRICIA A. CRAMPTON
(Print Name)

Ida Lee Watson
(Signature)
Ida Lee Watson
(Print Name)

Sandra Hemick
(Signature)
Sandra Hemick
(Print Name)

STATE OF FLORIDA COUNTY OF Seminole

The foregoing instrument was acknowledged before this 19th day of Feb 2003,
by IDA LEE WATSON, who is personally known to me or who has
produced personally known as identification and who did or did not X
take an oath.



Patricia A. Crampton
MY COMMISSION # CC85045 EXPIRES
September 19, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Patricia A. Crampton
Notary Public (Signature)

Witnesses:

Declarant(s):

(Signature)

(Signature)

(Print Name)

(Print Name)

(Signature)

(Print Name)

STATE OF FLORIDA COUNTY OF _____

The foregoing instrument was acknowledged before this _____ day of _____,
by _____, who is personally known to me or who has
produced _____ as identification and who did _____ or did not _____
take an oath.

Notary Public (Signature)

*The quality of this image
is equivalent to the quality
of the original document.*

Attachment "I" – Former FDE Lot Split (Page 5 of 9)

Form 12

EXHIBIT "A" OR BOOK 02269 PAGE 0950 (Parent Parcel Description)

PARENT PARCEL DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE SOUTH 164.20 FEET THEREOF AND LESS THE NORTH 165.24 FEET, AND LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "A"

THE SOUTH 150.00 FEET OF THE NORTH 315.24 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "B"

THE SOUTH 165.10 FEET OF THE NORTH 480.34 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "C"

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE SOUTH 432.58 FEET AND LESS THE NORTH 480.34 FEET THEREOF, AND LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

TRACT "D"

THE NORTH 266.38 FEET OF THE SOUTH 432.58 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

Attachment “I” – Former FDE Lot Split (Page 6 of 9)

Form 12

EXHIBIT “B” OR BOOK 02269 PAGE 0951
(Easement Description)

NOT APPLICABLE

Attachment "I" – Former FDE Lot Split (Page 7 of 9)

FROM : Lake County Plng & Dev

FAX NO. : 3523439767

Feb. 11 2003 06:33PM P4
Form 12

EXHIBIT "C"

DR BOOK 02269 PAGE 0952

(Family Members)

Helew Williams - Daughter
Frank Williams Jr - grandson
Paul Watson - son

Attachment "I" – Former FDE Lot Split (Page 8 of 9)

DR BOOK 02269 PAGE 0953



Lake County DEPARTMENT OF GROWTH MANAGEMENT

"Earning Community Confidence Through Excellence in Service"

February 5, 2003

Paul Watson
297 Grantline Rd.
Sanford, FL 32711

RE: FDE 2003-005 – Environmental Comments

Dear Property Owners:

A Family Density Exception is proposed for the 27+/- acre parcel located in Section 3 Township 19 Range 28. As part of the lot split process, Lake County Department of Growth Management staff are required to provide comments as to any potential environmental concerns or conflicts.

These comments are based on review of the USDA soil survey for Lake County, aerial photograph interpretation, review of available surveys, documentation of listed floral or faunal species which may be known to be present on or in the vicinity of the property and a site visit conducted on February 5, 2003. Comments are as follows:

Soils

One (1) soil type is present:

Astatula sand, dark surface, 0 to 5 percent slopes (AtB): This soil type is a nearly level to gently sloping, excessively drained soil with a water table at a depth of more than 120 inches. Limitations are "slight" for foundations of low buildings and "slight" for septic tank filter fields with possible contamination of ground water supplies.

Available/Potential Habitat for Listed Species

There is a **moderate** potential for state and federally listed plant and animal species to be utilizing this parcel. Examples of listed species that may utilize this site include gopher tortoise and scrub jay.

Please contact the Florida Fish and Wildlife Conservation Commission (FWWCC) if listed species are encountered. The FWWCC phone number is (352) 732-1225.

Wetlands/Surface Water Bodies

All development/construction shall be restricted to 50 feet landward from the wetland jurisdictional line (WJL). All septic systems shall be a minimum distance of 100 feet from the WJL. Placement of development/construction including any septic system must be clearly depicted on the survey/plot plan prior to requesting building permits.

The Florida Department of Environmental Protection and/or the appropriate Water Management District and possibly, the Army Corps of Engineers must approve any proposed wetland or surface water body alteration.

315 West Main Street • P.O. Box 7800 • Tavares, Florida 32778-7800

www.lakegovernment.com

Senior Director 352/343-9642 • Fax 343-9595 • Suncom 659-1642

Building Services
352/343-9653 S.Lake 394-5962
Fax 343-9661 Fax 394-0197

Code Enforcement
352/343-9639
Fax 343-9471

Planning & Development
352/343-9739 Zoning 343-9641
Fax 343-9767 S.Lake 394-6466 Fax 394-8226

Water Resource Management
352/343-9738 Lab 742-2892
Fax 343-9595 Fax 742-2781

Attachment “I” – Former FDE Lot Split (Page 9 of 9)

OR BOOK 02269 PAGE 0954

Development in flood zone “A” is prohibited unless the requirements in the attached Floodplain policy can be satisfied. Every possible effort should be exhausted to prevent encroachment in flood zone “A”.

In Addition

The parties agree that the grantee, its heirs, successors, assigns, and personal representatives, shall abide by all Federal, State, and Local requirements regarding listed species and endangered habitat protection that may occur on the subject property, including requirements prohibiting any disturbance without the necessary permits from the appropriate agencies.

Removal of trees requires approval and a permit from Lake County.

Recommendation

Recommendation is for approval of FDE 2003-005 with comments and conditions as stated above.

If you have any questions regarding these comments, please do not hesitate to contact me at (352) 343-9739, extension 5567.

Sincerely,



John Kruse
Senior Environmental Specialist

Attachment "J" – FDE Lot Split Revocation (Page 1 of 2)



Lake County
DEPARTMENT OF GROWTH MANAGEMENT
315 West Main Street • P.O. Box 7800 • Tavares, Florida 32778-7800
www.lakegovernment.com

Please return to Lake County Zoning Division
Building Division
(352) 343-9653 Fax 343-9661
South Lake
(352) 394-5962 Fax 394-0197

Code Enforcement
(352) 343-9639 Fax 343-9471

Comprehensive Planning
(352) 343-9632 Fax 343-6595

Geographic Information
Systems
(352) 343-9775 Fax 343-9777

Planning & Development
(352) 343-9730 Fax 343-9595

Public Lands Management
(352) 343-9748 Fax 343-9595

Zoning/Customer Service
(352) 343-9641 Fax 343-9767
South Lake
(352) 394-6486 Fax 394-8226

LAKE COUNTY
NOTICE TO VOID SUBDIVISION OF PROPERTY
Recorded in ORB 02269 Pgs 0946-954

Owner (s): Ida Lee Watson

Lake County, a political subdivision of the State of Florida, hereby voids administrative subdivision approval for Family Density Exception 2003-005 pursuant to Section 14.11.02, Lake County Land Development Regulations, Appendix E, Lake County Codification. The property described in Exhibit "A" (Parent Parcel) attached hereto and incorporated herein by reference is hereby not subdivided and is considered one parcel. This document voids all deed restrictions related to this Family Density Exception.

FOR LAKE COUNTY, FLORIDA

Anita Greiner, Senior Planner

A handwritten signature in dark ink, appearing to read "Anita Greiner".

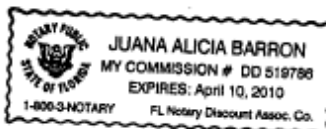
Growth Management Department Staff

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 3rd day of April 2006, by Anita Greiner, who is personally known to me and who did/~~did not~~ take an oath.

A handwritten signature in dark ink, appearing to read "Juana Alicia Barron".

Notary Public



"Earning Community Confidence Through Excellence in Service"

Tracking #



Attachment “J” – FDE Lot Split Revocation (Page 2 of 2)

EXHIBIT “A”

PARENT PARCEL DESCRIPTION

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LESS AND EXCEPT THE SOUTH 164.20 FEET THEREOF AND LESS THE NORTH 165.24 FEET, AND LESS ANY PORTION THAT NOW LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED. LAKE COUNTY, FLORIDA.

Attachment “K” – Project Narrative (Page 1 of 18)

Mark and Jill Voitik
35141 Huff Road, Eustis, Florida 32736
Lake County Rezoning Application
May 4, 2026
Project Narrative

PROJECT NARRATIVE

1. The current zoning is Ag and the Future Land Use (FLU) is A-1-20. However, this rezoning request is consistent with the density allowed on nearby parcels and a family exception to density that the County previously approved for the Voitiks' predecessor in interest. Specifically, the lot was originally created as one of four parcels in a County-approved lot split granted to the Watson family on March 3, 2003, who conveyed the property to the Voitiks' predecessor in title. Unbeknownst to the Voitiks, the family density exception was previously revoked for failure to comply with the family density exceptions requirements in a timely manner. The family exception to density lot split granted to the Voitiks' predecessor in title was conditioned on that owner complying with specific family density requirements governing the timing and nature of any post-rezoning conveyance. The owner failed to satisfy those conditions, and the County revoked the designations. The Voitiks had no actual knowledge of the revocation at the time of purchase. In accordance with that revocation, all lots not in compliance with the family density exception could have been vacated with the Lake County Property Appraiser's Office so that the deeded legal descriptions would revert to the original larger parcel or whatever configuration remained. However, that legal description vacation never occurred and the Property Appraiser (and subsequent owners) continued to treat the lots as separate parcels. Accordingly, the use now requested conforms with the density previously approved and treated by its owners since 2003 over 20 years ago.
2. A Future Land use amendment will be submitted with this rezoning application as the only viable way to allow this density and make the zoning consistent with the Comprehensive Plan.
3. The proposed rezoning aligns with both existing and anticipated residential land-use purposes. The parcel is currently zoned Ag, and the Voitiks are requesting a PUD rezoning to allow for the construction of a single-family residence on the parcel. While the new zoning classification is not a one-to-one match with the surrounding zoning of A-1-20 (a more restrictive, low density residential designation), the intended use—single-family residential development—remains consistent with the property's original lots split and purpose.

The parcel is also consistent with the zoning and density of the surrounding properties, all of which are Ag but essentially function as higher density due to the

Attachment “K” – Project Narrative (Page 2 of 18)

previously approved lot split and support single residences. Photographs of those homes are attached as *Attachment 1*, and an overview of the parcel size in the surrounding neighborhood is attached as *Composite Attachment 2*. The proposed amendment simply supports the development of a home on the site and aligns it with the existing character of the neighborhood. In this way, the Voitiks' requested zoning change is fully compatible with the zoning designations of the adjacent parcels.

4. There are no changed physical conditions to this property or neighboring properties. However, the property was purchased by the Voitiks under the understanding that this was a buildable lot based on the seller's representations and assumptions made in communications with the County that the lots were zoned for their intended residential purposes. The Voitiks had numerous written communications with the County regarding setbacks and other zoning particulars that only related to the lot being zoned for multiple residences and further strengthened the representations from the Seller and their assumption that the lot was buildable. Therefore, the conditions have not changed other than the Voitiks being advised by County staff that the lot is not in fact buildable and thus making this equitable application request the only viable way to allow construction of a residence that the Voitiks have gone to great expense to fund.
5. This rezoning would only allow one 3581 sq ft single family residence which will not have a significant impact on public infrastructure.
6. No impacts on the natural environment.
7. It can be assumed that the property values in the area would increase, given the cohesion of the zoning scheme. In aggregate, the cohesion of residential zoning across several, similarly situation parcels increases buyer pools, and thus increases competition in the immediate market.

Furthermore, the quality of the build the Voitiks plan to effectuate will also raise values. The builder, Trilogy Homes, specializes in high value residential homes, and is known across the county for construction beautiful residences. The attached building plans illustrate the aesthetics of the home.

8. The proposed rezoning from A-1-20 to PUD creates a far more orderly and logical development pattern because it brings the parcel back into alignment with the lot split framework of the surrounding parcels. The area functions as a rural-residential district built around 5-acre homesites. This PUD rezoning maintains uniformity, supports predictable development, and reinforces the existing character of the area. In this way, the rezoning simply allows the previously revoked lot split and ensures that future development proceeds in a cohesive, compatible, and logically structured manner.

Attachment “K” – Project Narrative (Page 3 of 18)

9. The proposed rezoning is fully in harmony with the purpose and intent of the County’s land-use regulations and does not conflict with the public interest. The PUD designation supports low-density rural-residential development, preserves open space, and accommodates agricultural and equestrian uses—objectives that mirror the stated goals of A-1 districts as a whole. As a result, the rezoning advances the public interest by reinforcing an orderly development pattern, supporting rural character, and ensuring that land uses remain consistent with the community’s long-term vision.
10. In addition to the core rezoning criterion listed above, several broader considerations support approval of the request. Providing a PUD zoning designation corrects the irregularity of the revoked lot split and realigns the property with the exemption previously applied to the clients’ predecessor in interest. The Voitiks purchased the property relying heavily on the Sellers’ representations about its suitability for rural residential use. Nothing in the surrounding development pattern suggested that a single-family home would be out of place, and the information available to them reasonably led them to believe that home construction was permissible.

As a result, the Voitiks have incurred significant financial obligations and now find themselves in an extremely difficult situation. They are not seeking to assign blame, but rather asking for the County’s help in resolving a problem they could not have anticipated and were not equipped to detect on their own.

Considering these circumstances, along with the minimal impact on public services, the preservation of rural density, and realignment of the property with the previously approved lot split, the proposed rezoning offers a fair and reasonable path forward. Approval would not only advance sound planning principles but also provide much-needed relief to these property owners who are simply trying to make responsible use of their land after relying on information that, while imperfect, was understandable under the circumstances.

Attachment “K” – Project Narrative (Page 4 of 18)

ATTACHMENT 1

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Attachment “K” – Project Narrative (Page 5 of 18)



35439 Huff Road 2

Attachment “K” – Project Narrative (Page 6 of 18)



35703 Huff Road 2

Attachment “K” – Project Narrative (Page 7 of 18)



35721 Huff Road

Attachment “K” – Project Narrative (Page 8 of 18)



Attachment “K” – Project Narrative (Page 9 of 18)



35851 Huff Road

Attachment “K” – Project Narrative (Page 10 of 18)



35935 Huff Road

Attachment “K” – Project Narrative (Page 11 of 18)



35950 Huff Road 4

Attachment “K” – Project Narrative (Page 12 of 18)

35950 Huff Road 6



Attachment “K” – Project Narrative (Page 13 of 18)



36101 Huff Road

Attachment “K” – Project Narrative (Page 14 of 18)



Attachment “K” – Project Narrative (Page 15 of 18)

36131 Huff Road



Attachment “K” – Project Narrative (Page 16 of 18)



36140 Huff Road 2

Page 53 of 58

Attachment “K” – Project Narrative (Page 17 of 18)



36145 Huff Road

Attachment “K” – Project Narrative (Page 18 of 18)



36218 Huff Road 3

Attachment "L" – Utility Notification



Office of Planning and Zoning

Utility Notification

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

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

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

The applicant is proposing the following:

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

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section 03 Township 19 Range 28 Alt Key # 3816059

Subdivision 0300 Lot 03000 Block 000 Additional Legal attached _____

Hook up to Central Sewage is not within 1,000 feet of the above described property.

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

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

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

Wellfield Protection:

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

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

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

City Official or Private Provider Signature Paul Shephard

Print Name, Title and Entity: Paul Shephard, Superintendent Date 5/21/26

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

To be completed by County staff:	Staff Name: <u>Meagan Braociale</u>
Date Received: <u>5/28/2026</u>	Address #: <u>189167</u> Project Name: <u>Voitik Property</u>

Map of Subject Property



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\IRZ-FLU-PZ2026-188_VoitikProperty.aprx

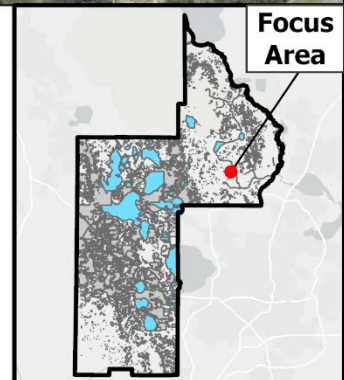
6/22/2026

Aerial Map of Subject Property

RZ-PZ2026-188
Voitik Property



Rezoning from A to PUD



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-FLU-PZ2026-188_VoitikProperty.aprx

6/22/2026

ORDINANCE 2026 - _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP ON APPROXIMATELY 4.45 +/- GROSS ACRES FROM WEKIVA RIVER PROTECTION AREA A-1-20 SENDING AREA FUTURE LAND USE CATEGORY TO PLANNED UNIT DEVELOPMENT FUTURE LAND USE CATEGORY, LOCATED ON HUFF ROAD, IN THE EUSTIS AREA OF UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 3816059, AND LEGALLY DESCRIBED IN SECTION 1 BELOW; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal planning, and land development regulation in the State of Florida; and

WHEREAS, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County Commissioners of Lake County to “prepare and enforce comprehensive plans for the development of the county”; and

WHEREAS, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan became effective and designated the property as part of the Wekiva River Protection Area A-1-20 Future Land Use Category; and

WHEREAS, Section 163.3184, Florida Statutes, sets forth the process for adoption of Comprehensive Plan Amendments; and

WHEREAS, on the 2nd day of September 2026, this Ordinance was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

WHEREAS, on the 6th day of October 2026, this Ordinance was heard at a public hearing before the Lake County Board of County Commissioners for approval to adopt and transmit to the state planning agency and other reviewing agencies; and

WHEREAS, it serves the health, safety and general welfare of the residents of Lake County to adopt the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

Section 1. Comprehensive Plan Future Land Use Map Amendment. The 2030 Comprehensive Plan Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property, described in Exhibit “A” attached and incorporated in this Ordinance, from Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category to Planned Unit Development Future Land Use Category.

Policy I-7.14.4 Planned Unit Development Land Use Category.

The following land use table details the development program, including the maximum densities and intensities, for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-72
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]. there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020-65
FLU-21-01-1	Holiday Travel Park	Urban Low and Urban Medium	995 Temporary RV spaces, 112 mobile home sites and associated facilities	2021-38
FLU-21-03-5	Wildwoods Campground	Rural	84 RV spaces, Three (3) dwelling units and accessory uses	2021-40
FLU-21-08-5	Expert Investments	Rural Transition	10 dwelling units	2022-29
FLU-22-06-5	Illinois-Crown	Rural	Residential [2 single family dwelling units with accessory structures]	2022-32
FLU-21-05-3	Drake Pointe	Rural Transition	Residential [535 dwelling units and 46% open space] with associated amenities	2022-49
FLU-22-04-4	Mount Dora Groves South	Regional Office	Residential [783 dwelling units with associated recreational facilities], Commercial [150,000-square feet], and 25% open space.	2022-56

FLU-22-01-4	Atlantic Housing	Urban High	Residential [175 dwelling units and 20% open space]	2023-01
FLU-22-14-4	Haines Creek RV Village	Rural Transition	RV Park [159 mobile home, park model and RV lots, associated facilities], Commercial [15,000 square feet, and 25% open space.	2023-26
FLU-23-35-4	Lake Norris/CR 44A Properties	Wekiva River Protection Area A-1-20 Receiving Area	Residential [Two (2) single family dwelling units] and Commercial [one story free standing commercial building]	2023-56
FLU-23-29-1	Golden Eagle Mixed-Use	Urban Low Density	138,520 square feet of self-storage	2023-72
PZ2023-253	Hillcrest PUD	Mt. Plymouth Sorrento Main Street and Mt. Plymouth Sorrento Neighborhood	Residential [1,725 dwelling units], commercial [350,000 square feet] and 35% open space	2024-24
FLU-23-18-4	Sorrento Pines Expansion PUD	Public Facilities and Infrastructure	Residential [328 dwelling units], and 50% open space]	2024-26
PZ2023-290	Mount Dora North PUD	Regional Office and Rural Transition	Low Density Residential: 87 Single-Family Dwelling Units, Moderate Density Residential: 2,549 Dwelling Units, Mixed-Use /Employment: 606 Dwelling Units and 2,199,780 square feet and 35% open space.	2025-11
PZ2023-291	Mount Dora South PUD	Regional Office and Mt. Plymouth Sorrento Neighborhood	Low Density Residential: 314 Single-Family Dwelling Units, Moderate Density Residential: 190 Dwelling Units, Industrial / Employment: 10,393,416 square feet, 35% open space for residential and 20% open space for industrial.	2025-13

PZ2024-329	Oswalt Clermont	Rural Transition	Residential [21 dwelling units], and 25% open space	2025-30
PZ2024-074	Lakeshore Preserve	Rural	Residential [149 residential dwelling units, and 40% open space]	2025-49
PZ2023-231	Hartle Hills Apartments	Regional Office	Residential [212 multifamily residential units with associated amenities]	2026-31
<u>PZ2026-188</u>	<u>Voitik Property</u>	<u>Wekiva River Protection Area A-1-20 Sending Area</u>	<u>Residential [1 residential dwelling unit], and 50% open space</u>	<u>2026-XX</u>

Section 2. Advertisement. This Ordinance was advertised pursuant to Sections 125.66 and 163.3184, Florida Statutes.

Section 3. Severability. If any section, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners' intent to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

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

Section 5. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ENACTED this ____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

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

Leslie Campione, Chairman

ATTEST:

**Gary J. Cooney, Clerk
Board of County Commissioners of
Lake County, Florida**

Approved as to form and legality:

Melanie Marsh, County Attorney

EXHIBIT “A” – LEGAL DESCRIPTION.

The South 150.00 feet of the North 315.24 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 28, East, Lake County, Florida, less any portion that lies within Huff Road as now set out and used.

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WHEREAS, George Bloder, Esq., (the “Applicant”) submitted a rezoning application on behalf of Mark Voitik and Jill Voitik (the “Owners”), rezoning approximately 4.45 +/- gross acres from Agriculture (A) zoning district to Planned Unit Development (PUD) zoning district to accommodate a single-lot residential subdivision; and

WHEREAS, the property is located within the Planned Unit Development Future Land Use Category by Ordinance #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

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

A. Permitted Land Uses.

- Page 1 of 8

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

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

1. A minimum of fifty percent (50%) of the subject property acreage must be preserved as Open Space.
2. The maximum Impervious Surface Ratio (ISR) for the subject property is ten (10%) percent consistent with the Comprehensive Plan, as amended.
3. Single-family residence shall not exceed the building height of forty (40) feet. Accessory structure(s) shall not exceed the height of the dwelling unit or twenty-five (25) feet, whichever is greater.

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

Development Type	Front	Side	Rear
Single-Family Residence	(62) feet from the centerline of Huff Road	(25) feet	(25) feet
Accessory Structures	See note (1) below	(25) feet	(25) feet

1. Accessory structures that are buildings shall be located in side and rear yards, unless:
 - a. The accessory building is the same architectural style and the exterior walls and roof are the same material and color as the principal dwelling unit; or
 - b. The accessory building is the type typically found in the front yard, such as gazebos, well coverings, or mailbox enclosures. Such building shall be no greater than one hundred (100) square feet or of the minimum size and height to accomplish the use, whichever is less; or
 - c. The accessory building is located a minimum of one hundred (100) feet from the front property line.
2. All setbacks must be measured from the property line.

D. Wekiva River Protection Area Site Design Standards. Subdivision design shall be consistent with the development design standards for the Wekiva River Protection Area, in accordance with Objective I-3.3 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

E. Wekiva Study Area Site Design Standards. Subdivision design shall be consistent with the development design standards for the Wekiva Study Area in accordance with Objective I-3.4 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

F. 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 the carts shall be stored 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 a 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.

G. 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. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.
7. 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.

H. Environmental Requirements. Please be advised that should any protected species be discovered during development activity, please cease development, obtain the appropriate agency permits, and provide a copy to the Lake County Office of Planning and Zoning for record keeping.

I. Transportation and Access Management. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

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.

K. Parking Requirements. Parking shall be provided in accordance with the LDR, as amended.

L. Utilities. The development will be serviced by Enhanced Nutrient-Reducing Onsite Sewage Treatment and Disposal Systems (ENR_OSTDS) or Distributed Wastewater Treatment Units or Systems (DWTU-DWTS), in accordance with the Comprehensive Plan and LDR, as amended. These systems shall be permitted through the Florida Department of Health (DOH) and/or Florida Department of Environmental Protection (DEP), as appropriate. Water shall be provided by private well.

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

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

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

P. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit a Plot Plan generally consistent with the Concept Plan attached as Exhibit "B" for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

Q. 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.

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

Section 2. Conditions.

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

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

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

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

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

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT "A", LEGAL DESCRIPTION.

The South 150.00 feet of the North 315.24 feet of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 28, East, Lake County, Florida, less any portion that lies within Huff Road as now set out and used.



EXHIBIT "B" – CONCEPT PLAN.

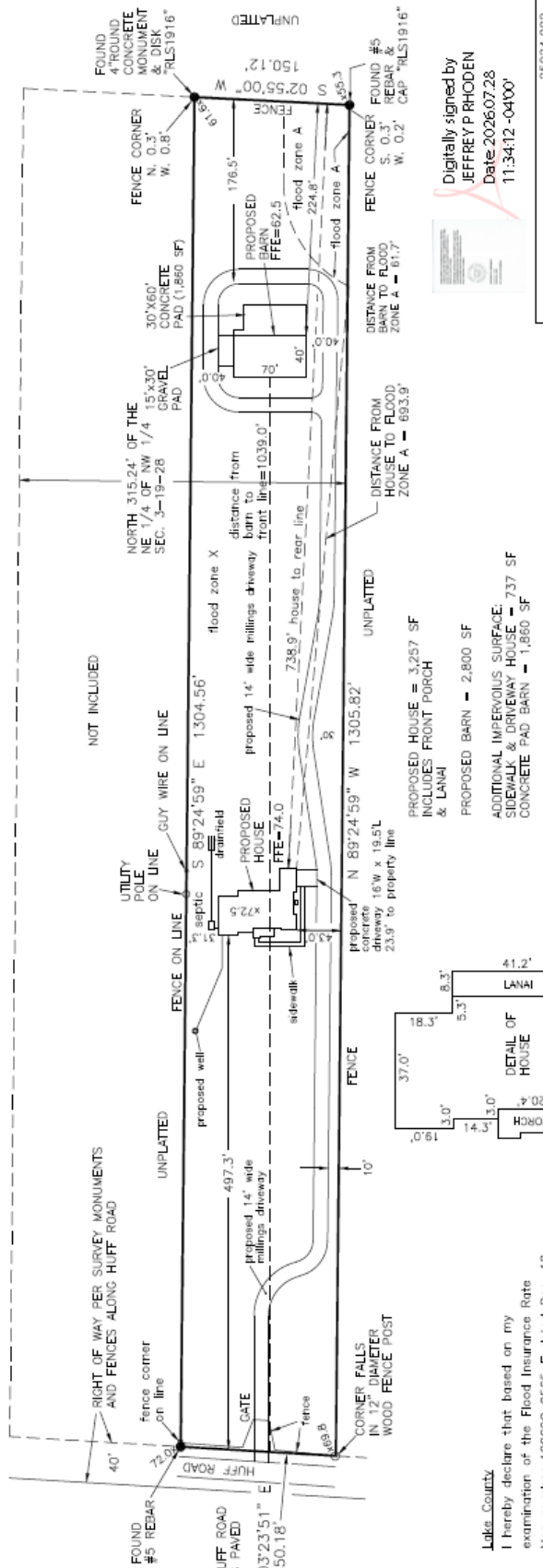


---Bearings based on the E. RW line of Huff Road as being N 03°23'51" E, PL State Plane East.
---Legal description per Deed in ORB 2252, Page 442.
---No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
---No adjacent or underground improvements, other than those shown, located this date.
---Subject property contains 4.494 acres, more or less, and is subject to any rights of way or easements of record.
Field Date: 10/03/2025

Lot = 195,779 SF
Impervious = 8,654 SF
Percentage = 4.4%

DESCRIPTION:
THE SOUTH 150.00 FEET OF THE NORTH 315.24 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, LESS ANY PORTION THAT LIES WITHIN HUFF ROAD AS NOW SET OUT AND USED.

NO HOUSE NUMBER ASSIGNED AS OF THIS DATE 02/06/26.
ALT. KEY NUMBER: 3816059



Digitally signed by
JEFFREY P RHODEN
Date 2026.07.28
11:34:12 -0400

Lake County
I hereby declare that based on my
examination of the Flood Insurance Rate
Map, the subject property is in Flood Zone A.