



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Case No. and Project Name: PZ2024-230, Southlake Electric

Commissioner District: District 01 – Anthony Sabatini

Applicant(s): Bret Jones, P.A.

Owner(s): James L. and Penny J. Nussbaumer Inter Vivos Revocable Trust

Requested Action: Amend Planned Commercial (CP) Ordinance #2001-134 to incorporate additional uses, building and rental parking spaces.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 3.93 +/- acres

Location: State Road 33 in the unincorporated Lake County area

Alternate Key No.: 3805909

Future Land Use: Green Swamp Rural (Attachment “A”)

Current Zoning District: Planned Commercial (CP) District by Ordinance #2001-134 (Attachment “B”)

Proposed Zoning District: Planned Commercial (CP) District (Attachment “C”)

JPA/ISBA: N/A

Overlay/Rural Protection Area: Green Swamp Area of Critical Concern (Attachment “D”)

Flood Zones: “A” and “X”

BMAP: N/A

Wildlife Corridor: Priority Two (2)-a supporting area surrounding essential linkages

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Green Swamp Rural	Community Facility District (CFD)	Agriculture; Utility	Vacant Agriculture Parcel and Public Utility Maintained and Storage Facility
South	Green Swamp Rural	Agriculture (A) District	Agriculture	Agriculture Classification Parcel with Hay Production, Wetlands and Flood Zone, Pastureland
East	Green Swamp Rural	Agriculture (A) District	Right-of-Way; Agriculture; Utility	Electrical Substation east of SR 33
West	Green Swamp Rural	Agriculture (A) District	Agriculture	Agriculture Classification Parcel with Hay Production and Vacant land

- Summary of Analysis -

The subject parcel identified by Alternate Key Number 3805909 contains approximately 3.93 +/- acres. The subject parcel is zoned Planned Commercial (CP) District by Ordinance #2001-134; is designated with a Green Swamp Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Green Swamp Area of Critical State Concern (GSACSC). The subject parcel is developed with a 5,345 square foot pre-engineered building along with 4,050 square feet of accessory storage buildings and outdoor storage (Attachment "E").

The Applicant seeks to amend CP Ordinance #2001-134 to incorporate additional uses, a 6,000 +/- square foot building and twenty-two (22) pervious parking spaces. The Applicant is requesting to add uses that were not allotted in the original zoning ordinance at the time it was approved. The current zoning ordinance allows an electrical contractor's office and storage building with accessory uses that are related thereto. The additional uses requested include general construction facilities, offices for construction, utilities or other building trades, outdoor storage associated with the primary use, outdoor staging area for parking, dispatch, repair, and maintenance of vehicles and equipment related to the permitted business operations, rental spaces for RV's, boats and similar vehicles and general retail uses including the sale, rental service and storage of goods, materials, supplies and equipment directly related to the primary use.

The Concept Plan depicts an existing 5,350 square foot building, an existing 1,500 accessory building, an existing 1,100 square foot metal accessory building, and an existing 1,450 square foot pole barn. The Applicant is proposing development additions to the site plan to include a new 6,000 square foot metal building and RV/Boat and similar vehicles grass parking spaces for rentals.

The Applicant is providing for eighty percent (80%) open space and twenty percent (20%) Impervious Surface Area (ISR).

Table 1. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum ISR	Floor Area Ratio	Minimum Open Space	Building Height
Existing	Planned Commercial (CP) District	Electrical Contractor's Office and Storage Building	N/A	.20	Shall not exceed existing building footprint without amendment	.60	50 feet
Proposed	Planned Commercial (CP) District	N/A	Additional Uses and one additional building not to exceed 6,000 square feet and 22 RV/Boat Parking Areas	.20	.09	.80	50 feet

The subject parcel is located within the GSACSC. On November 19, 2024, and September 25, 2025, the application was provided to Florida Commerce for a determination of consistency with Green Swamp Area of Critical State Concern regulations. Florida Commerce provided no comments. Florida Commerce retains the right to appeal any development approval pursuant to Chapter 380, Florida Statutes.

For background purposes, on October 23, 2001, the Board of County Commissioners approved a rezoning of the subject parcel from Agriculture (A) District to Planned Commercial (CP) District. CP Ordinance #2001-134 allows the subject parcel to be an electrical contractor's office and storage building, however, the total commercial building area shall not exceed the existing building footprint.

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment "F".

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The proposed use is consistent with LDR Section 3.00.02, entitled *Purpose and Intent of Districts*, that states the purpose of the Planned Commercial (CP) District is to provide for any commercial land use currently available in any other commercial district and to provide for any commercial land use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "CP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated land use. The Applicant desires to continue the approved use on the subject property and requests to expand the commercial use by amending the Ordinance to allow for the additional uses, new building and parking to the business.

The proposal is consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which states that general retail uses are allowed with the proposed CP zoning district.

Inconsistencies:

The proposed rezoning is inconsistent with LDR Section 3.00.03, entitled *Land Use Zoning District Matrix*, that indicates that the Agriculture (A), Ranchette (RA), Agriculture Residential (AR), Rural Residential (R-1), Community Facility District (CFD), Planned Unit Development (PUD) and Neighborhood Commercial (C-1) zoning districts are allowable within the Transitional Land Use classification established in the 1992 Comprehensive Plan. However, staff must emphasize that the current CP District, established through Ordinance #2001-134 was adopted prior to the 2030 Comprehensive Plan. The property was previously designated with a Transitional Future Land Use at the time of 2001 CP zoning approval. This was an allowed zoning in the previous Future Land Use (FLU) at that time. It is now a nonconforming use which is not an allowed use within the current Future Land Use or LDR.

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

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

The proposed use is inconsistent with Comprehensive Plan Policy I-4.2.3, entitled *Green Swamp Rural Future Land Use Category*, which states that typical uses include Agriculture and Forestry, Residential, Passive Parks, Public Order and Safety (excluding detention facilities), Religious Organizations and Equestrian Related uses. The proposed Commercial use is not consistent with uses intended for the Green Swamp Rural Future Land Use Category but was consistent at the time of zoning prior to the adoption of the Comprehensive Plan on September 11, 2011.

Also, per this Policy the Impervious Surface Ratio (ISR) for development is 20%. The Concept Plan meets this requirement and exceeds the 60% open space requirement per the Future Land Use, providing 79.18% open space. The Applicant is lowering the ISR percentage on the property by removing some of the unnecessary impervious area. The Applicant is proposing a .09 FAR; the previous Ordinance did not include a specific FAR requirement.

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

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

Although the surrounding area is rural in nature, the existing business has been operating on the subject property for years and the current request is for additional uses, additional building and parking on the subject property. The business provides support to rural residential and commercial parcels in the area.

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

The Applicant desires to expand the current allowed uses on the property and is requesting an additional building and parking. The business has operated in this location for years and the new development would have minimal impact on facilities and services.

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 subject property will continue to use the existing well and septic for the continued use of the property.

Schools

Lake County Schools reviewed the application and determined that the proposal is not anticipated to adversely impact schools.

Parks

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

Solid Waste

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

Public Safety

Groveland Fire Station #95 is located 4.2 miles from the subject property at 6825 SR 50, Unit 300 in Groveland. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning application be approved by the Board.

Transportation Concurrency

Transportation has reviewed the proposed project and determined that the traffic impacts are considered *de minimis*.

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

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

The ecological assessment stated that no coordination with USFWS will be required for eagles or Florida sandhill cranes, no coordination will be required for Scrub-jays, and the property should be exempted from a formal coverboard survey for sand skinks.

No occupied burrows of gopher tortoises were observed but a 100% comprehensive survey should be conducted prior to construction and Black Bear Management plans and standard protection measures for the Eastern indigo snake be implemented during construction activities.

On February 18, 2026, Modica & Associates (M&A) staff conducted a site inspection of the project generally located west of SR 33 and northwest of Pine Island Road in Lake County, Florida.

One of the purposes of this site inspection was to evaluate the property for the presence of wetlands. Modica and Associates provided the following statement *“Although Lake County GIS layers suggested the presence of wetlands onsite, M&A did not observe the presence of any wetlands as defined in F.A.C. 62-340. M&A did identify one upland cut, man-made surface water within the property. Given that it is upland cut and man-made, this feature should not be subject to any of Lake County or the St. Johns River Water Management District’s setbacks or protection measures.”*

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

The Applicant provided a statement regarding the effect of property values in their Project Narrative (Attachment “F”). The Applicant states that *“The proposed rezoning would not adversely affect property values in the area because the electrical business operating on the subject property has been operating for years.”*

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

The proposed amendment would not facilitate an orderly and logical development pattern by allowing the expansion of an existing business that is nonconforming with the Future Land Use allowed uses. The request to expand a nonconforming use would need to conform with the current LDR and Comprehensive Plan.

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

The proposed rezoning application is not in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above due to the use being nonconforming with uses allowed in the Green Swamp Area of Critical Concern.

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

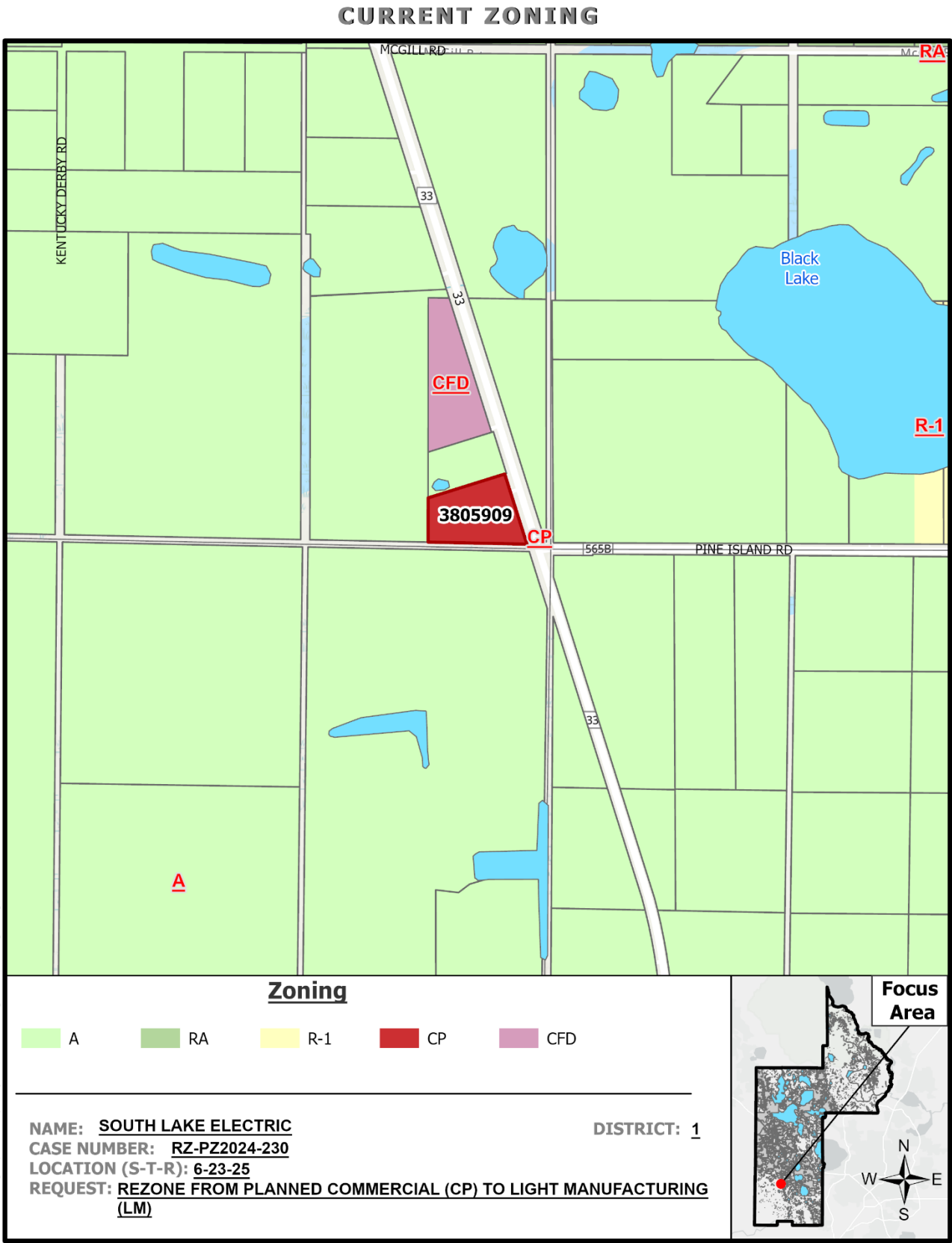
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Attachment “A” – Future Land Use Map

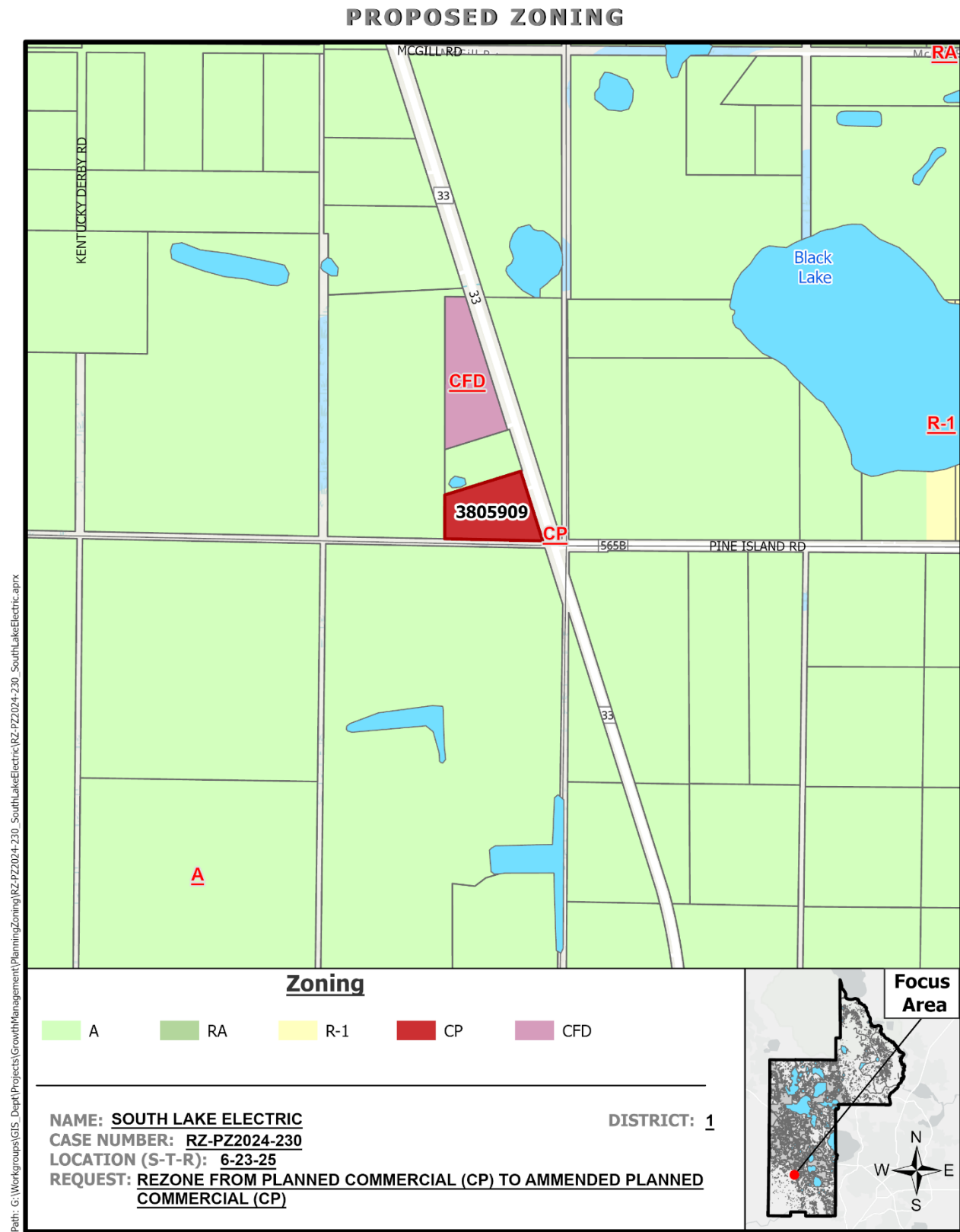
CURRENT FUTURE LAND USE



Attachment “B” – Zoning District Map



Attachment “C” – Proposed Zoning District Map

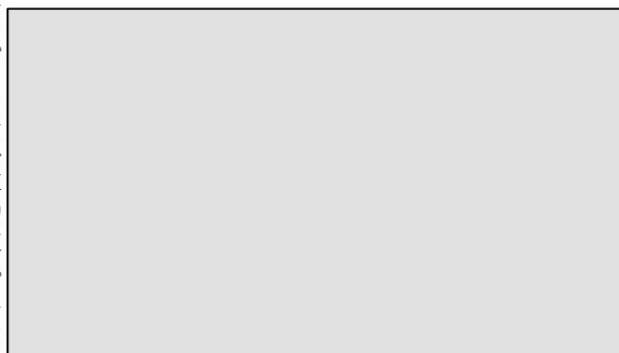


Attachment “D” – Overlay Map

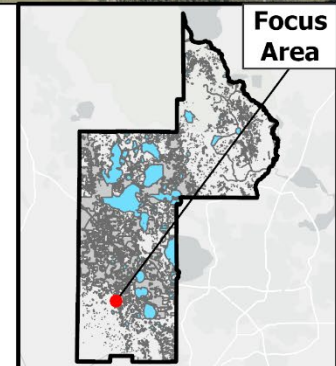
RZ-PZ2024-230 South Lake Electric



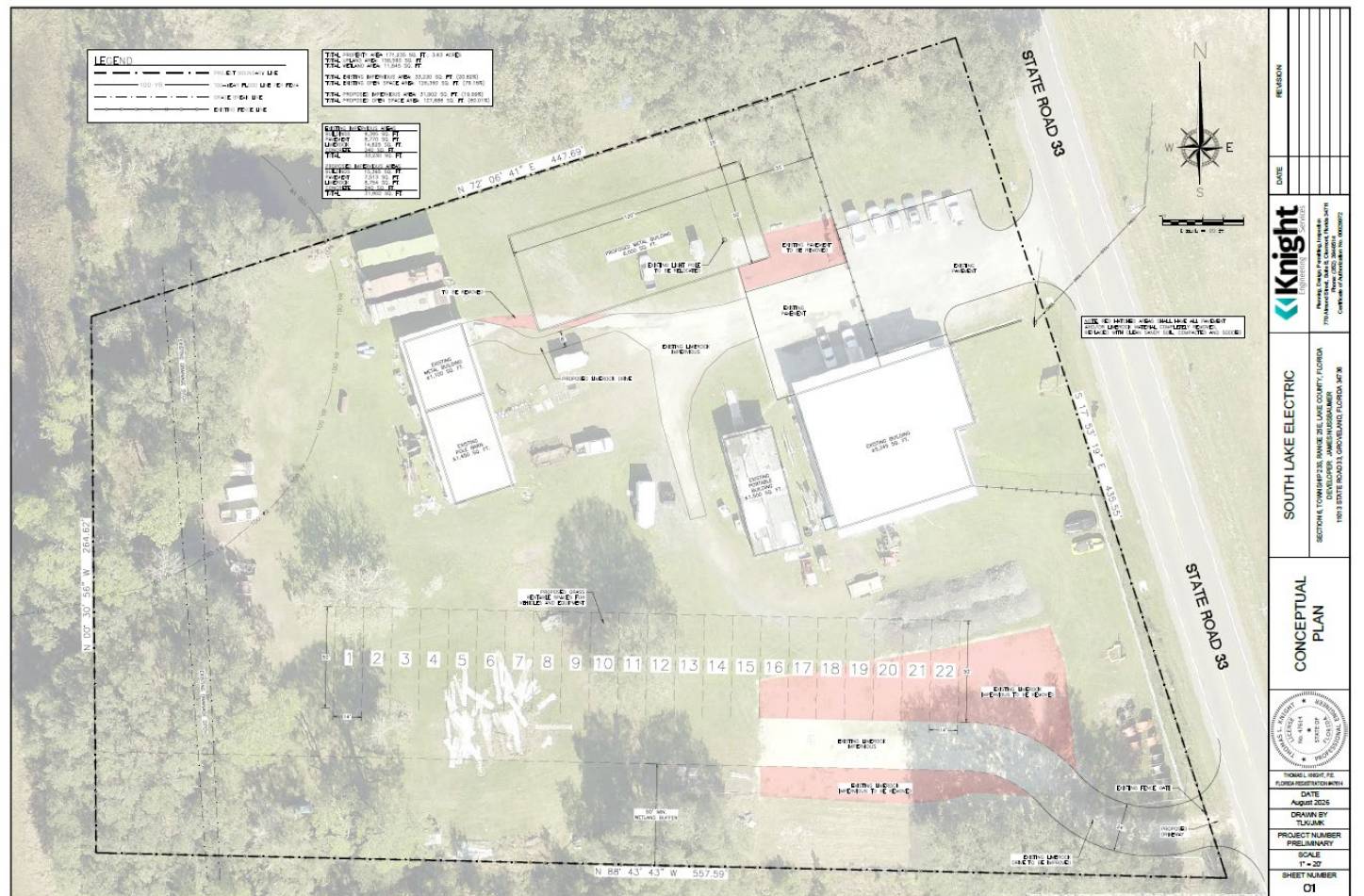
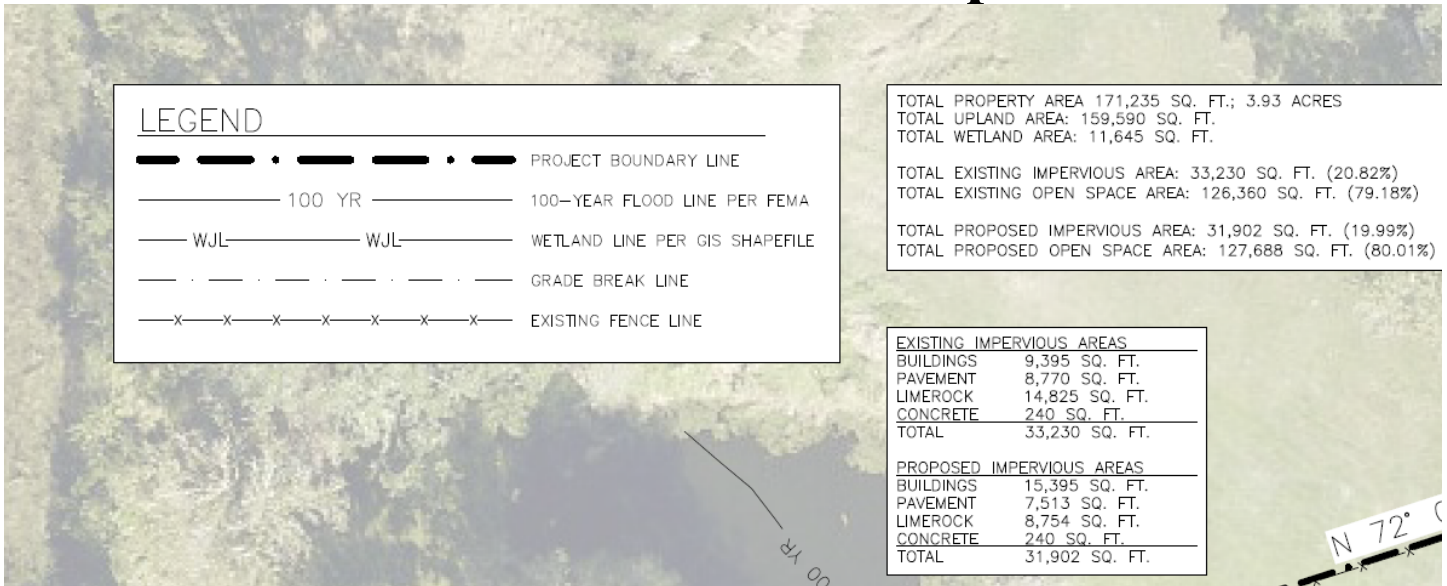
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6/23/2026



Attachment “E” – Concept Plan



Attachment “F” – Project Narrative

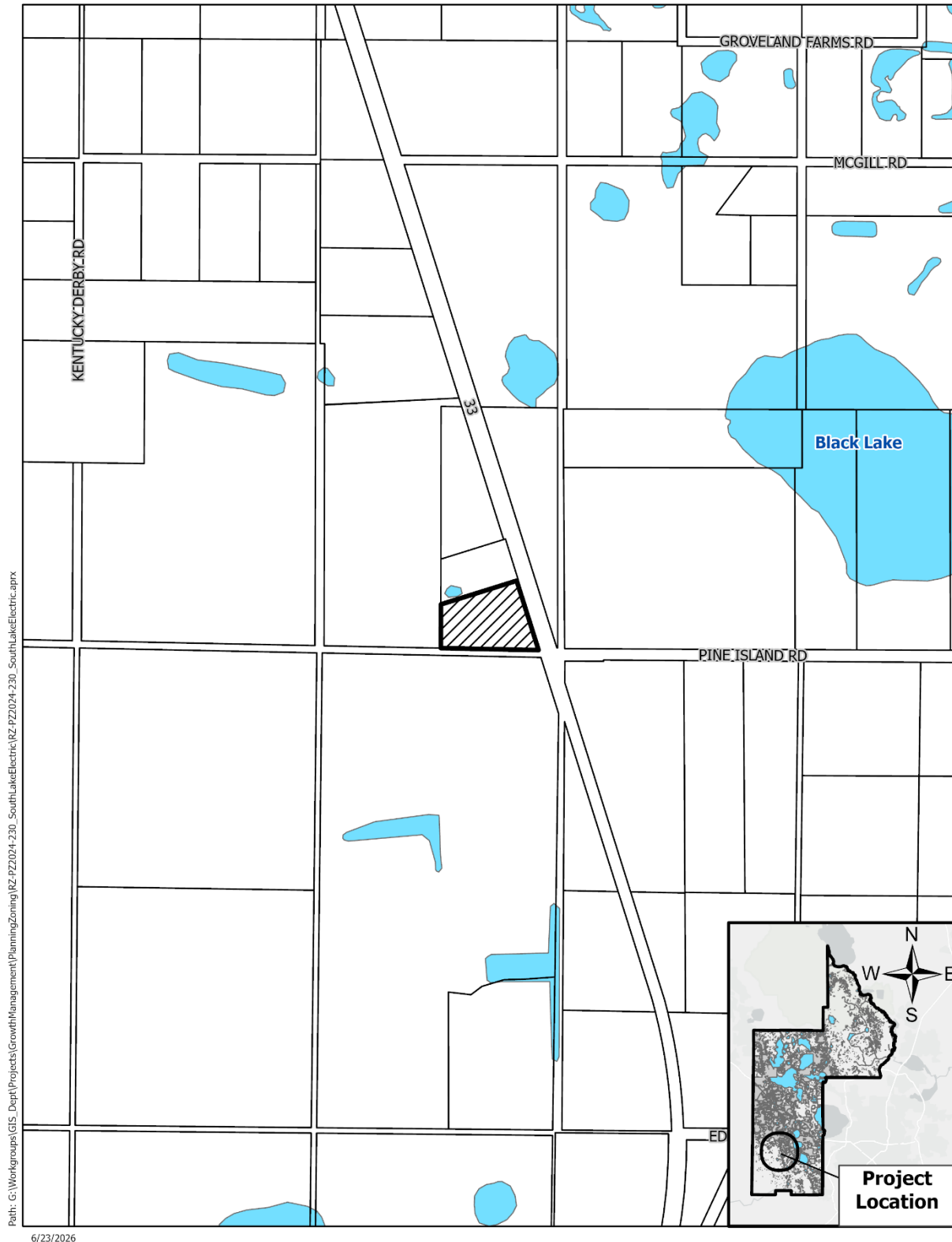
Project Narrative – South Lake Electric

- a) Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.
 - a. The proposed rezoning is not in conflict with any applicable provisions of the Land Development Code, as it would be amending the existing zoning ordinance already in place to expand the permitted uses, which remain consistent with the existing Planned Commercial (CP) zoning designation.
- b) How the application is consistent with all elements of the Comprehensive Plan.
 - a. The proposed rezoning is consistent with all elements of the Comprehensive Plan. The Comprehensive Plan aims to provide adequate employment, as well as promote development. The proposed rezoning will allow the property owner to expand allowable commercial uses, which, in turn, will provide for increased employment opportunities and support development opportunities in Lake County.
- c) How the proposed rezoning is inconsistent with existing and proposed land uses.
 - a. The proposed rezoning is not inconsistent with the existing or proposed land uses in the area. The proposed rezoning would expand the range of allowable uses, increase the utility and value of the property, and provide greater flexibility for future development, including the construction of an additional building, while remaining consistent with the existing character and nature of the surrounding area and property.
- d) A statement describing any changed conditions that would justify the rezoning.
 - a. A nearby property, AK 1525128, is subsequently seeking to amend the existing zoning to expand the commercial uses of their property.
- e) Description of how 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.
 - a. The proposed rezoning would not exceed the capacity of public facilities. The subject property has individual well and septic, therefore water supply and sewage facilities would not be affected. The business operating on the subject property has existed for years and does not adversely affect any other public facilities. The proposed development of an additional commercial building would have minimal impact on police, roads, and solid waste, and no impact on parks and recreation or schools.

Attachment “F” – Project Narrative (continued)

- f) Any impacts the rezoning application would affect the natural environment.
 - a. The proposed development would have minimal to no impacts on the natural environment. An ecological assessment and wetland delineation have been conducted for the subject property. According to the report, there were no presence of wetlands observed on site, and:
 - i. Development should not have any adverse impact on eagle breeding or nesting activities due to the distance of the nearest bald eagle nest.
 - ii. No scrub-jays were documented on site and it is unlikely that this species would be found as the habitat is not optimal.
 - iii. Soil and vegetation conditions are not conducive for the presence of sand skinks.
 - iv. Suitable nesting habitat for Florida sandhill cranes does not exist on site.
 - v. No potentially occupied gopher tortoise burrows were observed on site.
 - vi. No coordination for black bears is anticipated.
- g) Whether, and the extent to which, the proposed rezoning would affect the property values in the area.
 - a. The proposed rezoning would not adversely affect property values in the area. The existing business has operated from the property for multiple years without any adverse impacts.
- h) How the proposed rezoning would result in an orderly and logical development pattern.
 - a. The proposed rezoning would result in an orderly and logical development pattern because the surround area includes a SECO Energy plant and construction company. Additionally, the proposed rezoning is not seeking to significantly change the existing use of the property, but to expand the allowable uses under the property's existing zoning designation.
- i) How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.
 - a. The proposed rezoning would not be in conflict with the public interest and would be in harmony with the purpose and intent of these regulations because the surrounding area is currently used for similar purposes (i.e. the construction company and power plant), the property has been designated with Planned Commercial (CP) zoning for many years.

Map of Subject Property

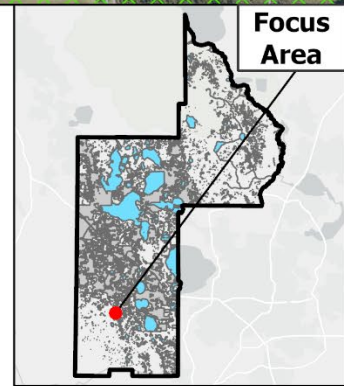


Aerial Map of Subject Property

RZ-PZ2024-230
South Lake Electric



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6/23/2026

ORDINANCE 2026 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AMENDING PLANNED COMMERCIAL (CP) DISTRICT ORDINANCE #2001-134 TO INCORPORATE ADDITIONAL USES, BUILDINGS AND PARKING FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 3805909, LOCATED IN SECTIONS 01 TOWNSHIP 22 SOUTH, RANGE 24 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bret Jones (the “Applicant”) submitted a rezoning application on behalf of the James L. and Penny J. Nussbaumer Inter Vivos Revocable Trust (the “Owner”) to amend Planned Commercial (CP) District Ordinance #2001-134 to incorporate additional uses, building and parking; and

WHEREAS, the subject property consists of approximately 3.93 +/- acres located on State Road 33 in the unincorporated area of Lake County in Section 01, Township 22 South, Range 24 East, known as Alternate Key Number 3805909, and more particularly described in Exhibit “A” – Legal Description; and

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

WHEREAS, on October 23, 2001, the Lake County Board of County Commissioners approved a rezoning of the subject property, alternative key number 3805909, from Agriculture (A) District to Planned Commercial (CP) District, recorded in Official Record Book 2028, Pages 457-460, which was consistent with the comprehensive plan in effect at the time of approval; and

WHEREAS, the Lake County Planning and Zoning Board did on the 2nd day of September 2026, review Petition PZ2024-230; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 6th day of October 2026; and

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

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

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

Section 1. **Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned Commercial (CP) District for the property described in Exhibit “A”. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace CP Ordinance #2001-134.

A. Permitted Land Uses.

1. General Construction/General Contractor office.
2. Electrical contractor’s office.
3. Offices uses related to electrical contracting, construction, utilities or other building trades.
4. Outdoor Storage of materials associated with the above listed uses.
5. An outdoor staging area for parking, staging, dispatch, repair, and maintenance of vehicles and equipment related to the permitted business operations.
6. General retail uses, including but not limited to the sale rental, servicing and storage of goods, materials, supplies, and equipment.
7. Rental parking spaces for RVs, boats or other similar vehicles.
8. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
9. 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 eighty percent (80%) of the subject property acreage must be dedicated in perpetuity for preservation as common open space using a conservation or open space easement, or plat restrictions.
2. The maximum Impervious Surface Ratio (ISR) for the entire parcel is twenty percent (20%), consistent with the Comprehensive Plan, as amended.
3. The maximum Floor Area Ratio (FAR) is .09.
4. The maximum building height will be fifty (50) feet.
5. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Setbacks. The minimum setback for all new non-residential development will be as follows:

1. All buildings shall be setback no less than fifty (50) feet from all roads.
2. Side and Rear setbacks shall be no less than twenty-five (25) feet.
3. All setbacks must be measured from the property line.
4. The minimum wetland setback is fifty (50) feet from jurisdictional wetland line.

D. Green Swamp Area of Critical State Concern. Development shall be consistent with the principles for guiding development and development design standards for the Green Swamp Area of Critical State Concern, in accordance with Goal I-4 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended. Lake County shall have the right, but not the obligation, to enforce such provisions.

E. Landscaping, Buffering, and Screening. All landscaping, buffering and screening will be brought into compliance with the following provisions prior to building permit final approval.

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 PD 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 Owner 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. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy landscaping.

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.

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

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

H. Transportation and Access Management.

1. All access shall be from SR 33, a Florida Department of Transportation maintained roadway.
2. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

I. 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.

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

K. Utilities. The development will be serviced by a private well and septic sewer system, in accordance with the Comprehensive Plan and LDR, as amended. Existing septic system will need an evaluation to confirm septic's size is capable of handling additional flow.

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

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

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

O. Development Review and Approval. Prior to the issuance of any permits, the

Owner shall submit a site plan, generally consistent with the Conceptual Plan attached as Exhibit “B” for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

P. 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.

Q. 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 inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.
- D.** The transfer of ownership or lease of any or all the 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. No Estoppel. Approval of this ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

Section 4. Severability. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

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

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

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

Exhibit “A” – Legal Description

AK: 3805909

That part of Tract 57, according to the Groveland Farms Plat of Section 6, Township 23 South, Range 25 East, recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, lying West of State Road No. 33, Described as Follows: Begin at the Southwest Corner of Tract 57; thence N 00°30’57” W along the West line of said Tract 57, a distance of 264.62 feet; thence N 72°06’41” E, a distance of 447.69 feet to the Westerly right-of-way line of State Road No. 33; thence S 17°53’19” E along said Westerly right-of-way line, a distance of 435.55 feet to the Intersection of said Westerly right-of-way line and the South line of said Tract 57; thence N88°43’43” W along the South line of said Tract 57, a distance of 557.59 feet to the Southwest corner of said Tract 57 and the Point Of Beginning. Containing 3.93 Acres more or less.

Subject to all Right-of-Ways, Easements, and Restrictions of Record.

Exhibit “B” – Conceptual Plan

