



CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 10

Public Hearings: Planning & Zoning Board (PZB): October 7, 2026
Board of County Commissioners (BCC): November 3, 2026

Case No. and Project Name: PZ2023-359, OzTec Marine CUP

Commissioner District: District 1 – Anthony Sabatini

Applicant(s): Jimmy D. Crawford, Esq.

Owner(s): Dylan M. Osborn Revocable Trust

Requested Action: Conditional Use Permit (CUP) approval on approximately 9.96 +/- acres to allow a marina within the Agriculture (A) District.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 9.96 +/- total acres, including natural open water body

Location: 8950 Cherry Lake Road, in the unincorporated Groveland area

Alternate Key No.: 1801931

Future Land Use: Rural (Attachment “A”)

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

JPA/ISBA: Groveland Joint Planning Area (JPA) and South Lake Interlocal Service Boundary Agreement (ISBA)

Overlay/Rural Protection Area: N/A

Flood Zones: “AE” and “X”

BMAP Location: Upper Ocklawaha

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A) District and Estate Residential (R-2) District	Residential and Lake	Single-Family Residence and Cherry Lake
South	City of Groveland: Conservation	City of Groveland: Conservation	Lake	Cherry Lake
East	City of Groveland: Village	City of Groveland: Village Center	Residential	Vacant
West	Rural	Agriculture (A) District	Lake	Cherry Lake

- Summary of Analysis -

The Applicant seeks approval of a Conditional Use Permit (CUP) for a marina on the subject 9.96 +/- gross acres, of which 9 +/- acres are open waters of Cherry Lake, identified by Alternate Key Number 1801931, located at 8950 Cherry Lake Road, in the unincorporated Groveland area. The subject parcel is zoned as Agriculture (A) District and is designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. GIS maps indicate that the subject parcel is located within flood zones “AE” and “X” and there is indication that wetlands and open water bodies exist on the site.

The Concept Plan depicts a single-family residence, dock, well, septic, and detached garage/shop (Attachment “C”). Based on the Concept Plan, the existing detached garage/shop is proposed to be used to service and repair dry docking vessels.

The subject property is located within the City of Groveland Joint Planning Area (JPA) and South Lake Interlocal Service Boundary Agreement (ISBA). On April 6, 2026, the application was provided to the City of Groveland to review for a determination of consistency with their regulations. The City of Groveland provided comments (Attachment “D”) and advised that the City’s Planning and Zoning Division is not opposed to the proposed action.

On April 6, 2026, the requested action was sent to the Public Works Department, Water Resources, and Office of Building Services for a determination of consistency with applicable regulations.

- The Public Works Department did not have any comments.
- Floodplain Manager provided the following comment:

“Any future improvements on the structure itself or expansion of the use will require additional flood review.”

- Chief Fire Plans Reviewer/Inspector provided the following comments:

“Fire has no objection to CUP, but within the CUP verbiage, it shall be noted to be in compliance with Lake County LDR’s and FFPC (Florida Fire Prevention Code) regarding water supply for fire protection (ie: fire hydrants, water tank or draft hydrant) and emergency access (min. 20’ unobstructed width stable in all weather and vertical clearance of 13’6”). Please note: per aerial and street view on GIS, width appears to be less than 20’ and vertical clearance may be obstructed by multiple overhanging trees.”

These requirements from the Chief Fire Plans Reviewer/Inspector are stated in the proposed Ordinance in Section 2(G), entitled *Transportation and Access Management*.

The current business use of the property does not comply with LDR Section 10.01.05(B), entitled *Home-based Business*, for reasons that include, but may not be limited to, the following requirements:

Parking related to the business activities of the home-based business must comply with all other parking requirements contained within these regulations and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.

The unpermitted business use of the property does not comply with LDR Section 3.06.03, entitled *Permitted Parking*, as the following specific conditions are not met:

LDR Section 3.06.03(J)(1):

Such vessel or recreational vehicle must be owned by or used by a resident of the lot or parcel.

LDR Section 3.06.03(K):

Vessels or recreational vehicles may be parked on a lot or parcel other than pursuant to subparagraph J above for a twenty-four (24) hour period for loading or unloading purposes. Such parking for unloading and loading on any lot or parcel shall not occur more than four (4) times in any one (1) calendar month.

Based on the foregoing noncompliance, the ongoing operation requires a CUP to continue.

For background purposes, the following summarizes the key dates and actions associated with this matter:

- **December 20, 2022:** Code Case No. 2022120174 opened after a complaint from Cherry Lake Farm alleging the subject parcel was being accessed through the adjacent Cherry Lake parcel without legal access.
- **January 9, 2023:** Enforcement was placed on hold due to civil litigation between the Owner and Cherry Lake Farm.
- **March 6, 2023:** The Office of Code Enforcement was advised that access was resolved via non-exclusive ingress/egress easement deed recorded in Official Records Book 6099, Page 325-331, of the public records of Lake County, Florida. (Attachment “E”).
- **May 4, 2023:** The Office of Planning and Zoning received the CUP application, but it was deemed insufficient and additional items were requested.
- **January 22, 2024:** The Applicant submitted the remaining required item(s), and the CUP application was deemed sufficient for intake and assignment.
- **August 16, 2023:** The Owner entered into a Settlement Agreement with Lake County to bring the subject property into compliance with LDR Section 3.01.03, entitled *Schedule of permitted and Conditional Uses*, which was approved by the Lake County Special Master.
- **December 18, 2023, March 1, 2024; September 6, 2024:** Inspections found the property not in compliance with the Settlement Agreement dated August 16, 2023, due to continued unpermitted business activity (marina/boat repair shop) without required approvals.
- **March 20, 2024:** The Lake County Special Master order the Owner to pay fines for violating the Settlement Agreement.
- **April 2, 2026:** The Office of Planning and Zoning received a resubmittal and reassigned the case to a new case manager.
- **April 28, 2026:** Staff issued another Comment Letter requesting Concept Plan revisions due to deficiencies.

- **August 4, 2026:** The Office of Planning and Zoning received a resubmittal and advanced the application to public hearing.

If approved, the CUP will facilitate bringing the subject property into compliance and resolving Code Case No. 2022120174. The Owner will be required to submit and obtain approval of a site plan.

If denied, the Owner must cease use of the subject property as a commercial marina offering vessel repairs services

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

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).

The Applicant seeks a CUP for a marina in Agriculture (A) District and designated with a Rural Future Land Use Category.

LDR Section 3.01.02(C)(9), entitled *Marina*, defines a Marina as a facility located on a public navigable waterway which is accessible and adjacent to the shore, and which is provided with slips and moorings for securing, servicing, or repairing of yachts, cruisers, motor and outboard motorboats, sailboats, and charter fishing boats, but specifically excluding industrial and commercial fishing craft. The proposed request does include a dock and detached accessory structure used for dry docking vessels for the purpose of servicing or repairing. The parcel is located on Cherry Lake, portions of which constitute navigable waters held in public trust by the State of Florida for the benefit of the people pursuant to the Florida Public Trust Doctrine. Cherry Lake is publicly accessible via the Palatka River Park and boat ramp and the Lake Minneola boat ramp. The Lake County Water Resources department also monitors and maintains waters in this area and has confirmed that the area between the public access boat ramps and Cherry lake is traversable. The proposed use consistent with LDR Section 3.01.02(C)(9).

The proposed use is consistent with LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which states that the marina use is a conditional use within the Agriculture (A) District.

The proposed request is consistent with Comprehensive Plan Policy I-1.4.4 entitled *Rural Future Land Use Category*, which conditionally allows marinas within the Rural FLUC with an appropriate land use regulatory instrument; the proposed CUP satisfies this requirement. New development will be required to meet all criteria specified by the Comprehensive Plan and LDR, as amended.

The proposed request is consistent with Comprehensive Plan Policy I-1.4.8, entitled *Ports and Marinas in the Rural Future Land Use Series*, which states that, in the Rural FLUC, marinas may be approved by the Board of County Commissioners as a conditional use, limited to facilities providing wet or dry slips for no more than twenty (20) motorized watercraft, and fueling facilities and commercial services intended for the exclusive use of members and guests. The proposed use consistent with Comprehensive Plan Policy I-1.4.8.

B. Effect on Adjacent Properties.

1. The proposed conditional use will not have an undue adverse effect upon nearby property.

The surrounding development pattern is indicative of low density residential and commercial agriculture uses. The business operations will have limited hours and days of operation.

Should the CUP be approved, the Ordinance limits the number of marine craft on the subject parcel at any one time to a maximum of eight (8) vessels.

The Applicant has provided the following statement: “*The Applicant is not proposing any construction, hours of only 9 a.m. to 5 p.m. Monday through Saturday, and no signage on the property, so as to not encourage traffic. Drop offs and pickups are by appointment only.*”

2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

A Marina is defined as a facility located on a public navigable waterway which is accessible and adjacent to the shore, and which is provided with slips and moorings for securing, servicing, or repairing of yachts, cruisers, motor and outboard motorboats, sailboats, and charter fishing boats, but specifically excluding industrial and commercial fishing craft. Pursuant to LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, Marina uses are allowed in the Agriculture (A) District zoning with a CUP.

The surrounding development pattern is indicative of low density residential and commercial agriculture uses.

The Applicant has offered the following statement: *“The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.”*

The marina/boat maintenance facility is located on a public navigable waterway, and is surrounded by lake, one neighboring home (which supports the use) and large vacant acreage. The large vacant acreage is proposed for development within the City of Groveland, but an adequate buffer will be provided by such future development, and the CUP will be in operation prior to any sales or occupation of homes.”

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

Natural vegetation currently acts as a sight and sound buffer to the single, adjacent residential parcel to the North and the location of the business operations on the subject parcel are as far South as possible, on the uplands portion, creating a distance of approximately two hundred and fifty (250) feet between the business structure/shop and the adjacent neighbor’s single-family residence. The proposed Ordinance states that the existing bamboo/hedge privacy screen must be maintained along the north property line, using only approved varieties from the Florida-Friendly Landscaping Plant Guide. If this bamboo/hedge screening is ever removed, it must be replaced with a 15-foot-wide Type-A landscape buffer along the northern property boundary, to be maintained in perpetuity.

The adjacent neighbors, Cherry Lake Farms, have agreed, under subsection 4(a) of the executed settlement agreement, not to oppose this application.

The Applicant has offered the following statement: *“The Property is already constructed and being used for exactly the same use as it will be upon CUP approval. Mr. Osborn currently works on his boats and jet skis, and those of his friends and acquaintances. All repairs are conducted within a 46 x 36 foot building. Storage of any units outside will be kept on the South side of the building and not within the wetland. Any testing of units on the lake will be done during business hours and within the property. He is not planning a significant expansion of such use – but he does want to confirm the use prior to any intrusions by the proposed adjacent future development. There is currently a row of trees that screens the garage from the neighboring property. The whole north property line has a privacy hedge that is 10-15ft tall from the sea wall on the northwest corner to the corner marker post on the east. Not sure on the exact type but was planted prior to buying the property 8 years ago so has been able to thicken up. There is bamboo (about 8ft tall) that is planted from the northeast corner marker where the north privacy hedge ends and goes south about halfway to the curbing where there is a tree.”*

4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.

Should the CUP be approved, the Ordinance contains specific hours of operation to create a cohesive plan between the use and adjoining parcels owned by others. The proposed hours of operation are 9:00AM to 5:00PM Monday through Saturday.

The Applicant has offered the following statement: *“The proposed marina will be operated so as not to interfere with the development of neighboring properties. We are requesting no boat slips or additional ramps. The existing garage and the limited hours of operation and business plan ensure no interference with the neighboring properties, as is evidenced by the support of the only neighbor living nearby.*

All applicable levels of service are within acceptable levels and will not be adversely impacted. Furthermore, the requested amendment will not fiscally burden county services.

The Property site does not contain any wetlands or protected upland communities, other than the body of Cherry Lake, which is not impacted.

The neighbor who complained to code enforcement regarding the current operation is not opposed to the CUP (Attachment “F”).

C. Adequacy of Public Facilities.

The proposed conditional use will be served by adequate 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. Levels of service established by the Comprehensive Plan Shall be considered.

Future development 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 Sewer

The subject property is serviced by an existing well and septic system.

Parks

The proposed request is not anticipated to adversely impact parks.

Solid Waste

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

Transportation

The proposed request is not anticipated to adversely impact transportation levels of service.

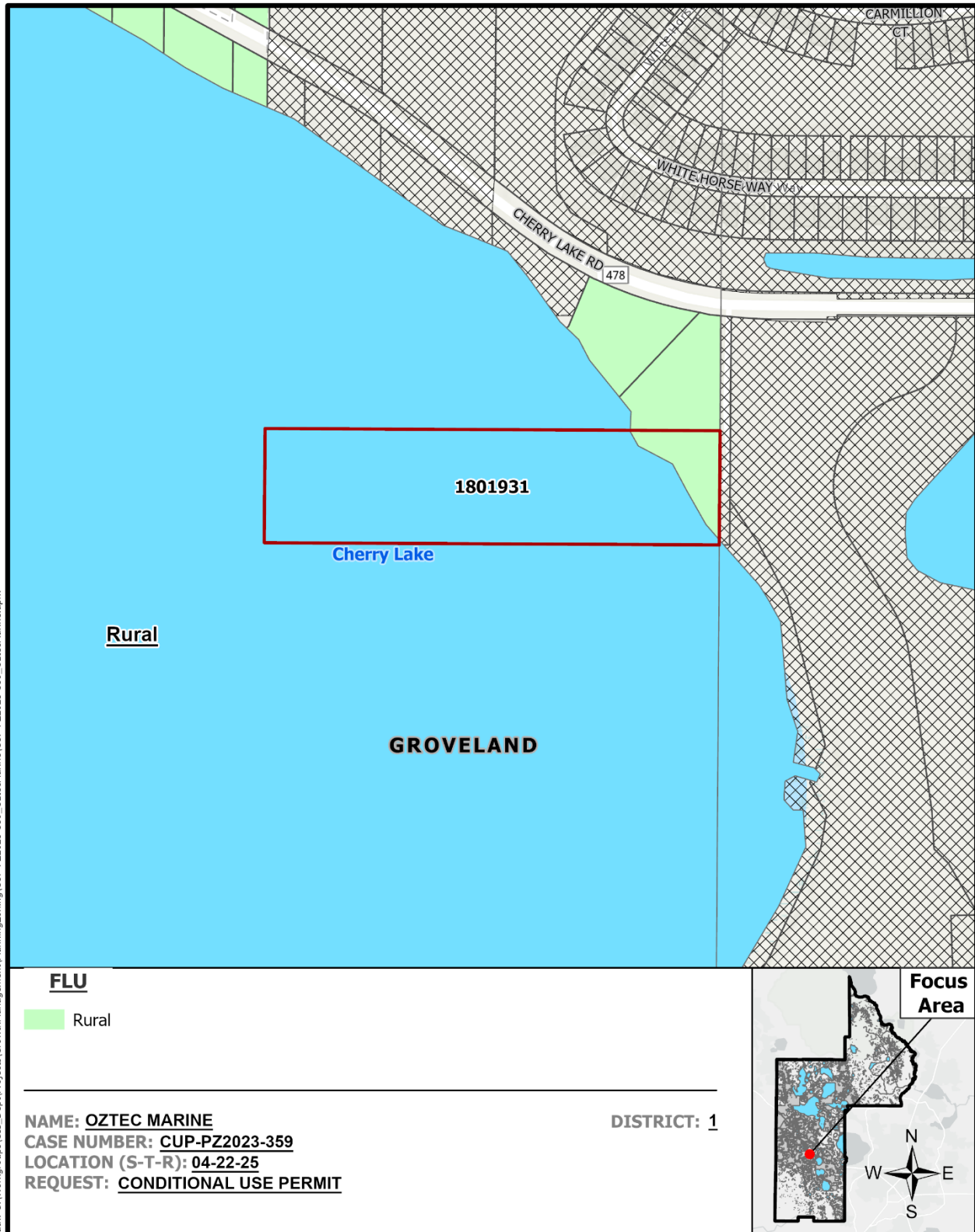
D. Adequacy of Fire Protection.

The Applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Station #94 is located 1.3 miles from the subject property at 193 Cherry Vally Trail Groveland. Fire protection water supply and emergency access will be addressed during the site plan review process, should the CUP be approved by the Board.

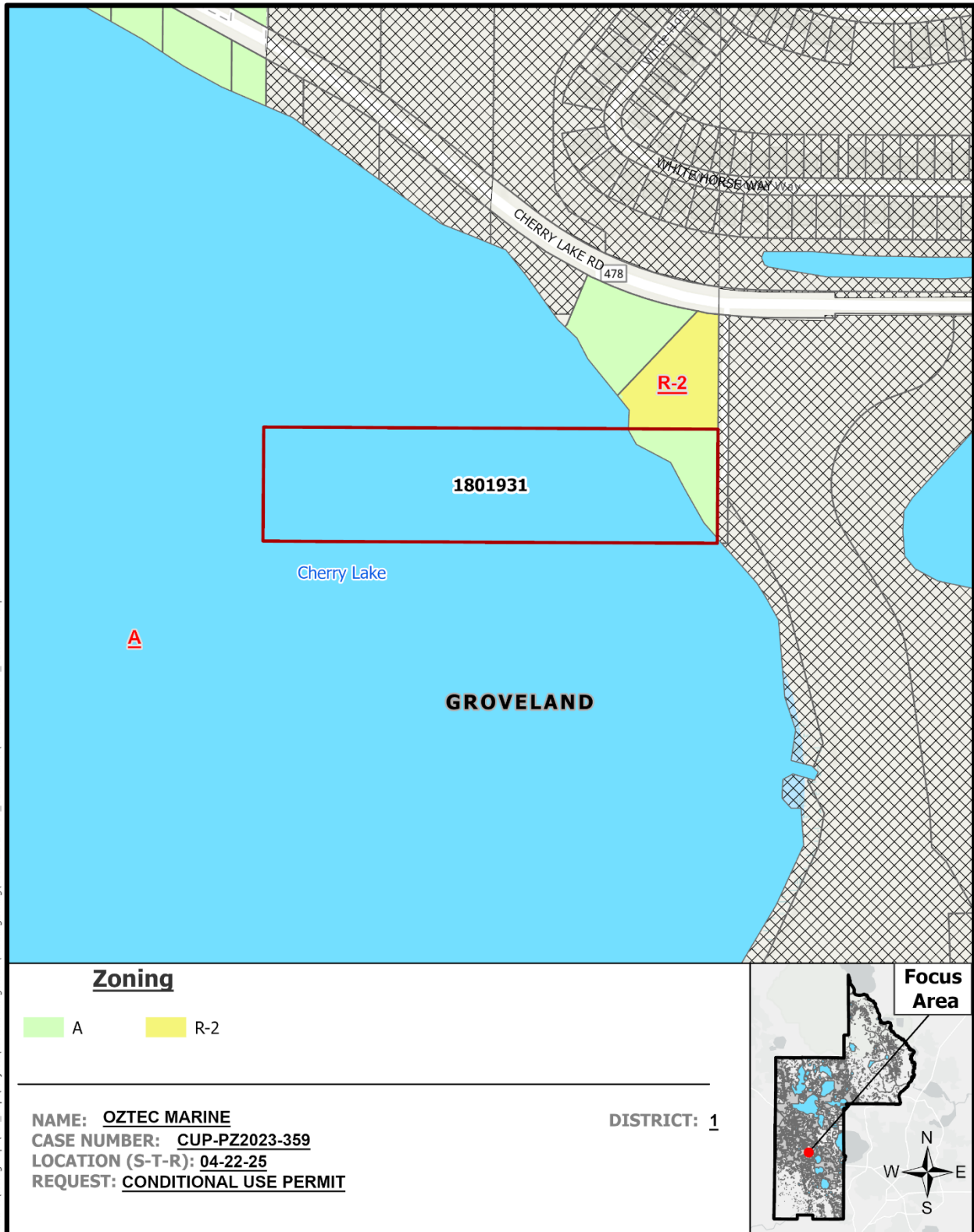
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



Attachment “B” – Zoning District Map

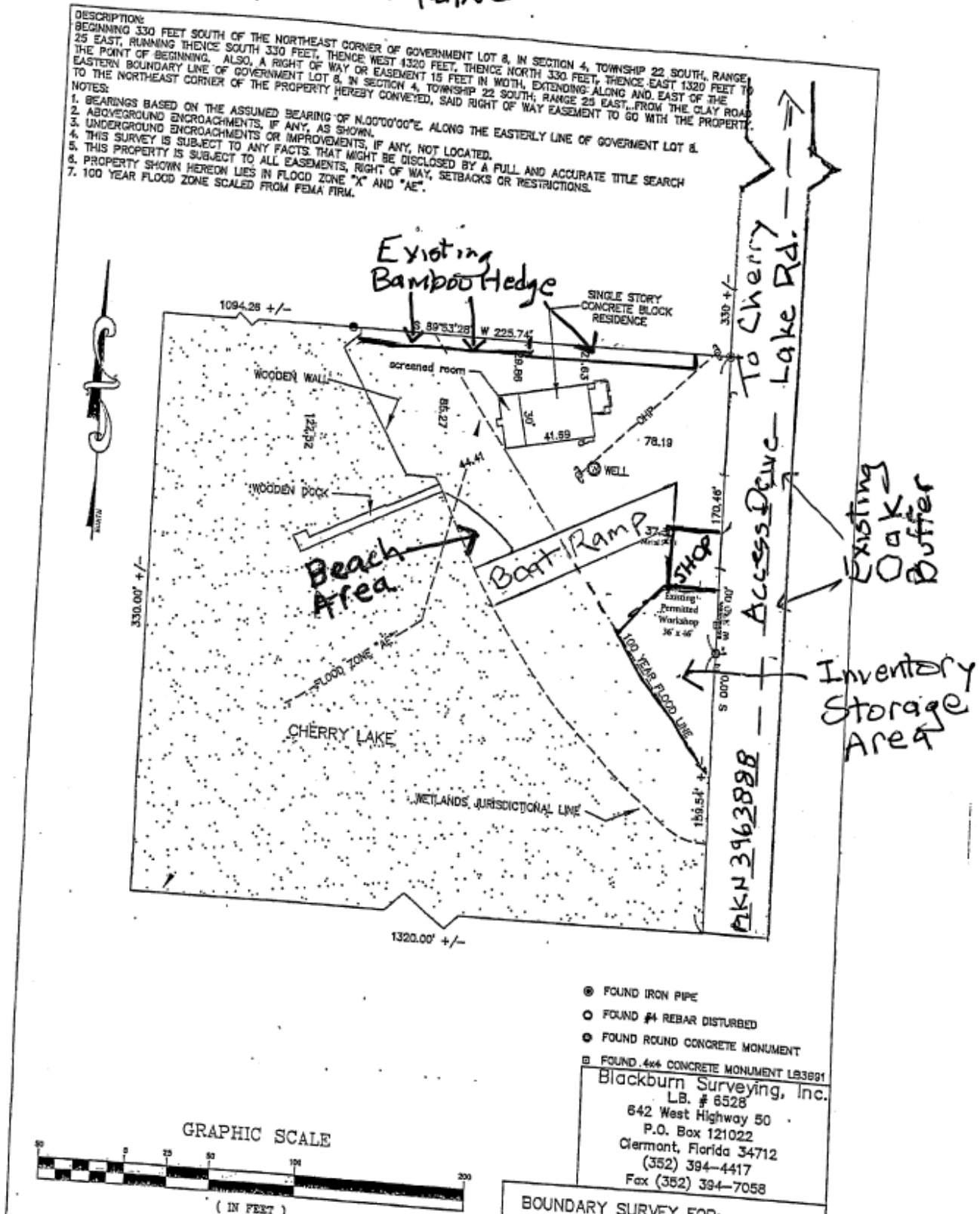
CURRENT ZONING



Attachment "C" – Concept Plan

OZTEC MARINE

PZ2023-359



Attachment “D” – City of Groveland Comment

From: [DeWayne Jones](#)
To: [Bracciale, Meagan](#)
Subject: RE: Review Request | Oztec Marine | Conditional Use Permit | AR 5276 | AK 1801931 | PZ2023-359
Date: Monday, April 6, 2026 10:53:11 AM
Attachments: [image819462.png](#)

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Not opposed from Groveland Planning & Zoning Division.



DEWAYNE JONES CNU-ACCREDITED PROFESSIONAL MEMBER
Planning & Zoning Division Manager

City of Groveland
6825 S.R. 50
Groveland FL 34736

Tel: 352-306-6463
Mobile: 352-534-1751
Email: DeWayne.Jones@groveland-fl.gov
Web: groveland-fl.gov

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

Request for Conditional Use Permit Dylan M. Osborn Revocable Trust

Mr. Dylan Osborn purchased AKN 1801931 in 2016 and transferred it to his trust in 2019. Mr. Osborn and his family have lived on the property since its purchase.

Mr. Osborn is a professional jet ski racer, and a mechanic who works on his machines and builds his own motors. Through his mechanic work and his racing career, he has been continually asked to work on the machines of others. He has undertaken some work of that type in his permitted garage/outbuilding on the property, without the knowledge that a CUP would be needed if he was to utilize his property commercially. We would characterize his work to date as a hobby/local small business but wish to obtain a Conditional Use Permit for him to operate a boat and jet ski maintenance and repair facility in the existing garage/outbuilding on site.

We offer the following to support the CUP request.

1. The request is consistent with the Comprehensive Plan and Land Development Regulations.

Marina (of which this is a very low-impact version) is allowed in Agriculture zoning, which the property is designated (LDR Section 3.01.00). Marinas are allowed in Rural Land Use Classification, with the property is designated (Policy 1-1.4.4). Both documents require a Conditional Use Permit to operate a Marina.

2. The proposed conditional use will not have an undue adverse effect upon nearby property.

The applicant is not proposing any construction, hours of only 9 a.m. to 5 p.m. Monday through Saturday, and no signage on the property, so as to not encourage traffic. Drop offs and pickups are by appointment only.

The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.

The marina/boat maintenance facility is located on a public navigable waterway, and is surrounded by lake, one neighboring home (which supports the use) and large vacant acreage. The large vacant acreage is proposed for development within the City of Groveland, but an adequate buffer will be provided by such future development, and the CUP will be in operation prior to any sales or occupation of homes.

3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.

The Property is already constructed and being used for exactly the same use as it will be upon CUP approval. Mr. Osborn currently works on his boats and jet skis, and those of his friends and acquaintances. All repairs are conducted within a 46 x 36 foot building. Storage of any units outside will be kept on the South side of the building and not within the wetland. Any testing of units on the lake will be done during business hours and within the property. He is not planning a

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

significant expansion of such use – but he does want to confirm the use prior to any intrusions by the proposed adjacent future development. There is currently a row of trees that screens the garage from the neighboring property. The whole north property line has a privacy hedge that is 10-15ft tall from the sea wall on the northwest corner to the corner marker post on the east. Not sure on the exact type but has planted prior to buying the property 8 years ago so has been able to thicken up. There is bamboo (about 8ft tall) that is planted from the northeast corner marker where the north privacy hedge ends and goes south about half way to the curbing where there is a tree.

- 4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.**

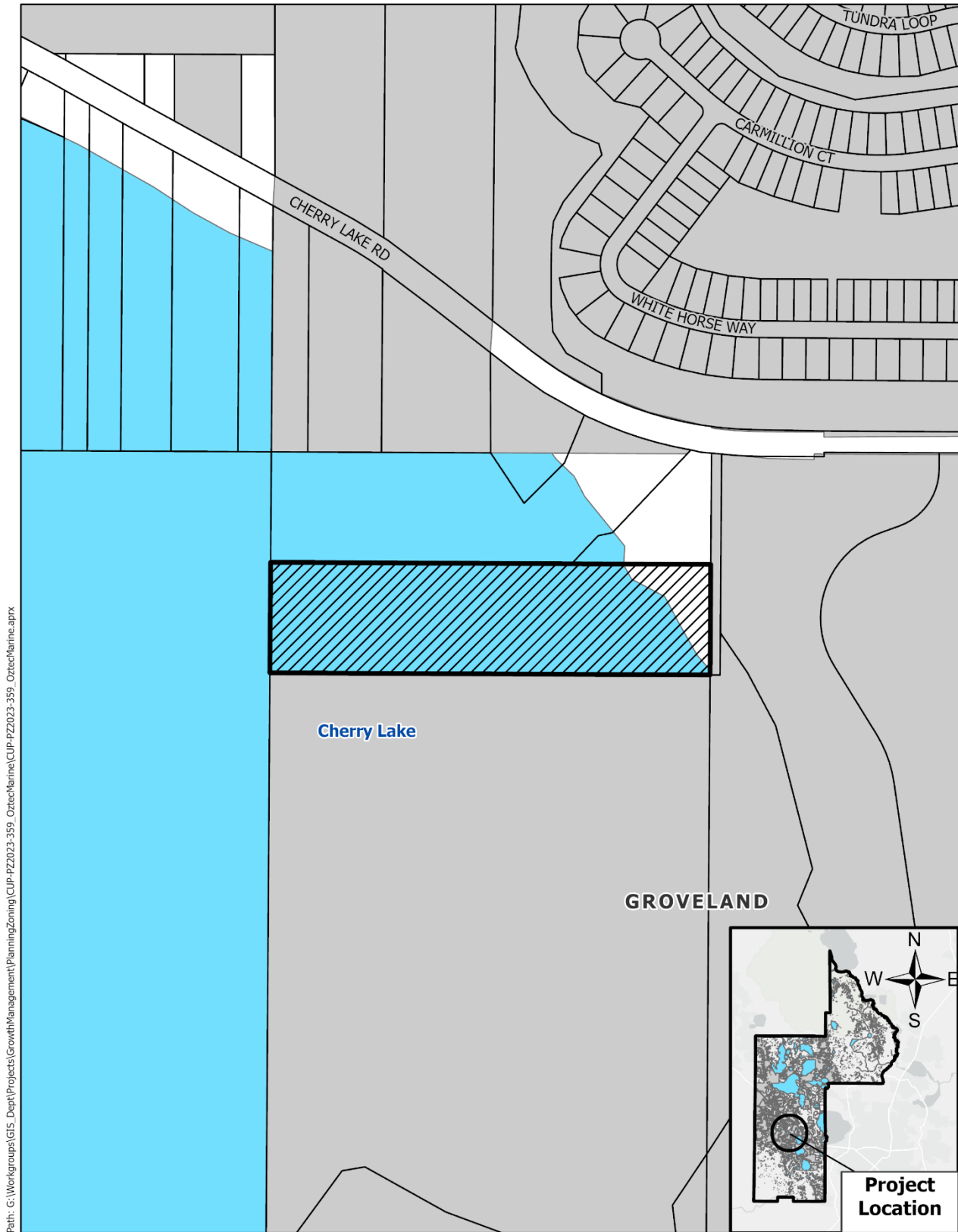
The proposed marina will be operated so as not to interfere with the development of neighboring properties. We are requesting no boat slips or additional ramps. The existing garage and the limited hours of operation and business plan ensure no interference with the neighboring properties, as is evidenced by the support of the only neighbor living nearby.

All applicable levels of service are within acceptable levels and will not be adversely impacted. Furthermore, the requested amendment will not fiscally burden county services.

The Property site does not contain any wetlands or protected upland communities, other than the body of Cherry Lake, which is not impacted.

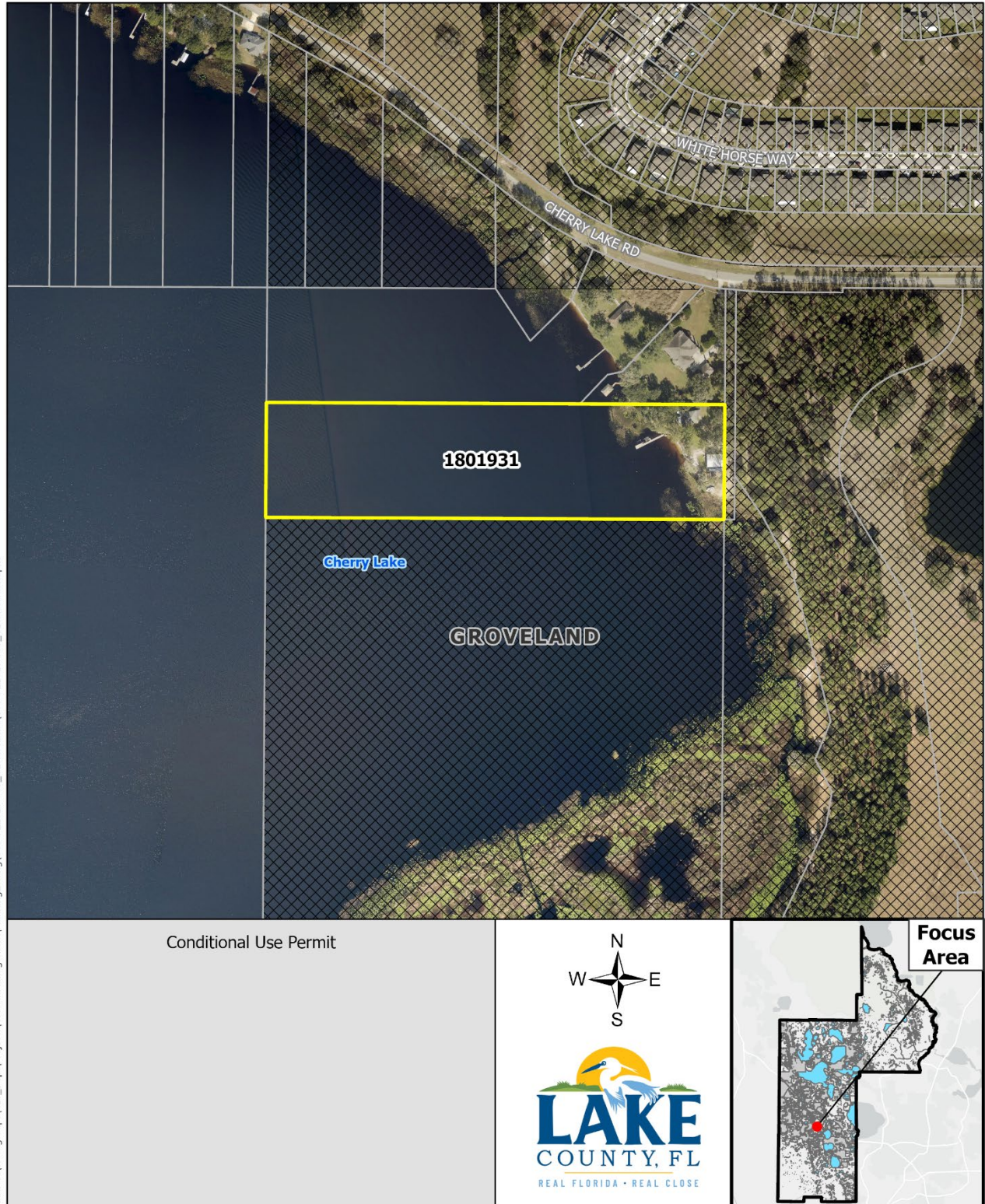
The neighbor who complained to code enforcement regarding the current operation is not opposed to the CUP, and a letter or email stating so will be supplied prior to the hearings.

Map of Subject Property



Aerial Map of Subject Property

CUP-PZ2023-359
Oztec Marine



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\CUP-PZ2023-359_OztecMarine\CUP-PZ2023-359_OztecMarine.aprx

4/10/2026

ORDINANCE 2026 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A MARINA ON THE SUBJECT PARCEL IDENTIFIED AS ALTERNATE KEY NUMBER 1801931, LOCATED IN SECTION 4, TOWNSHIP 22 SOUTH, RANGE 25 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy D. Crawford (the “Applicant”) submitted a conditional use permit application on behalf of the Dylan M. Osborn Revocable Trust (the “Owner”), to allow a marina; and

WHEREAS, the subject property consists of approximately 9.96 +/- acres located 8950 Cherry Lake Road in the unincorporated Groveland area in Section 4, Township 22 South, Range 25 East, known as Alternate Key Number 1801931, and more particularly described in Exhibit “A”; and

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

WHEREAS, the Lake County Board of County Commissioners deems it necessary and desirable, to protect the public health, safety, and general welfare of the citizens of Lake County and in accordance with the purpose and intent of the Land Development Regulations (LDR), require compliance with the special conditions set forth in this Ordinance; and

WHEREAS, the Lake County Planning and Zoning Board did review PZ2023-359 on the 7th day of October 2026, after giving notice of a hearing for change in the use of land, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 3rd day of November 2026; and

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

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

Section 1. Conditional Use Permit: Permission is hereby granted for the operation of a marina as a conditional use within the Agriculture (A) Zoning District. All land uses must be generally consistent with the Concept Plan as shown in Exhibit “B” of this Ordinance. To the extent that there are conflicts between the Concept Plan and this Ordinance, this Ordinance will take precedence.

Section 2. Terms: The County Manager or designee shall amend the Official Lake County Zoning Map to show a Conditional Use Permit (CUP) to allow uses with conditions as outlined within this Ordinance.

A. Land Uses: Uses of the site described above shall allow the following:

1. Residential uses as permitted by the Lake County Land Development Regulations, as amended.
2. Marina
 - a. Hours of Operation: Monday through Saturday from 9:00AM to 5:00PM.
 - b. The operation of vessels not owned by property owner cannot be tested or piloted on the lake other than during business hours.
 - c. Vessel drop-offs and pick-ups are permitted by appointment only.
 - d. Rental slips and fueling services are prohibited.
 - e. Industrial and commercial fishing vessels are not permitted on the premises or as part of this CUP.
3. Agriculture uses as permitted by the Lake County Land Development Regulations, as amended.
4. Accessory uses directly associated with the above use may be approved by the County Manager or designee.
5. Any other use of the site will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Specific Conditions:

1. The applicant shall submit a development application for site plan of the marina facility.
2. Parking.
 - a. Parking surfaces may be grass or other pervious material.
 - b. The parking of vessels and vessel trailers that are not owned or used by a resident of the parcel is permitted only under the following conditions:
 - i. Such vessels and vessel trailers may be parked only within the designated inventory storage area and inside the shop building. Under no circumstances shall any vehicle or vessel be parked in the wetlands or within the high-water line demarcation
 - ii. No more than eight (8) business-related marine vessels not owned by the property owner may be present on subject parcel at any one time. Marine vessels privately owned by the property owner are excluded from, and do not count toward, this eight (8)-vessel limit.

1 **C. Building Setbacks.** The marina and associated uses shall meet all
2 applicable setbacks as set forth in the LDR, as amended.

3 **D. Landscaping, Buffering, Fencing and Screening.**

- 4 1. A bamboo/hedge privacy screen that is at least six (6) feet tall, using
5 only approved varieties from the Florida-Friendly Landscaping
6 Plant Guide must be maintained along the north property line. If this
7 bamboo/hedge screening is ever removed, it must be replaced with
8 a 15-foot-wide Type-A landscape buffer along the northern property
9 boundary, to be maintained in perpetuity.
- 10 2. Shoreline vegetation shall be maintained in accordance with the
11 Comprehensive Plan and LDR, as amended.
- 12 3. All other landscaping, buffering, fencing and screening shall be in
13 accordance with the LDR, as amended.

14 **E. Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building**
15 **Height.** Open space, impervious surface ratio, floor area ratio, and building
16 height shall be in accordance with the Comprehensive Plan, and LDR, as
17 amended.

18 **F. Environmental Considerations.**

- 19 1. An environmental assessment will be submitted with the future
20 development application, as necessary.
- 21 2. Environmental resources shall be protected in accordance with the
22 Comprehensive Plan and LDR, as amended.

23 **G. Transportation and Access Management.**

- 24 1. All access management shall be in accordance with the
25 Comprehensive Plan and LDR, as amended.
- 26 2. Emergency access shall be in compliance with NFPA 1 Chapter 18,
27 including ensuring the following criteria are met:
- 28 a. Adequate width (minimum 20' unobstructed)
- 29 b. Height (minimum 13'-6" unobstructed)
- 30 c. Travel surface must be able to withstand live loads of fire
31 apparatus in all weather conditions.

32 **H. Floodplain and Stormwater Management.**

- 33 1. The stormwater management system shall be designed in
34 accordance with all applicable Lake County and St. Johns River
35 Water Management District (SJRWMD) requirements, as amended.
- 36 2. The Owner shall be responsible for any flood studies required for
37 developing the site and comply with FEMA, Comprehensive Plan
38 and Land Development Regulations, as amended. Any

development within the floodplain as identified on the FEMA maps will require compensating storage.

I. Signage. Signage shall follow the provisions for Agricultural Districts in the LDR, as amended.

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

K. Development Review and Approval. Prior to the issuance of any permits, the Applicant shall be required to submit a development application generally consistent with Exhibit "B" - Concept Plan for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

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

Section 3. Conditions:

A. After establishment of the facilities as provided in this Ordinance, the property must only be used for the purposes named 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 or 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 and every condition set out in this Ordinance.

D. Construction and operation of the proposed use must comply with the regulations of this and other governmental permitting agencies.

E. 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 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 the procedures contained in the LDR, as amended.

1 **F.** The Lake County Code Enforcement Special Master will have authority to
2 enforce the terms and conditions set forth in this Ordinance and to
3 recommend that the Ordinance be revoked.

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

7 **Section 5.** **No Estoppel:** Approval of this ordinance cannot be relied upon to assert a claim of
8 estoppel against the County if the property identified herein cannot be developed
9 due to the inability to meet other requirements under the applicable Land
10 Development Regulations. The Owner is solely responsible for performing any
11 necessary due diligence to ensure the property will appropriately support future
12 development.

13 **Section 6.** **Filing with the Department of State:** The clerk is hereby directed forthwith to
14 send a copy of this Ordinance to the Secretary of State for the State of Florida in
15 accordance with Section 125.66, Florida Statutes.

Section 7. 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:

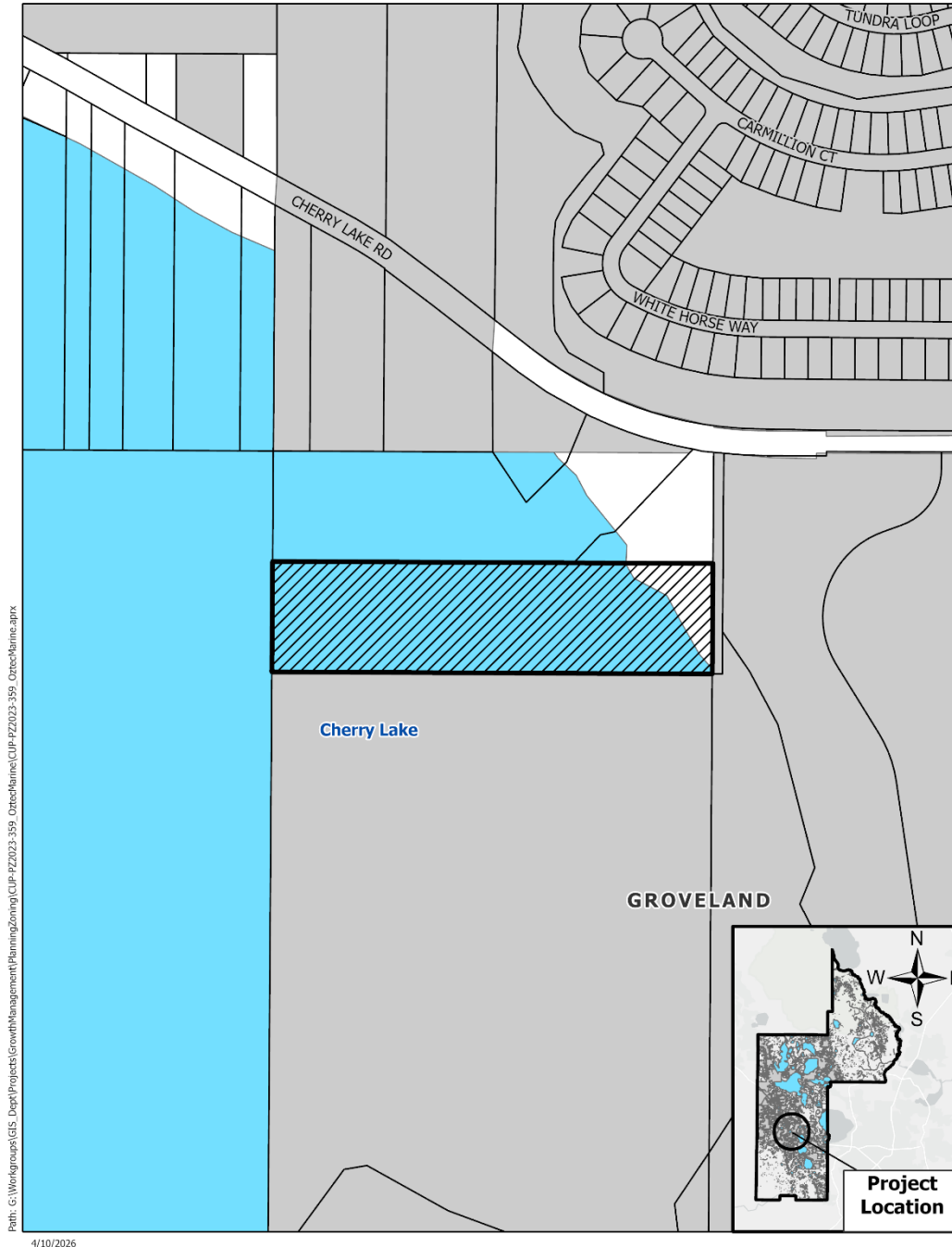
MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT “A”, LEGAL DESCRIPTION.

Beginning 330 feet South of the Northeast corner of Government Lot 8, in Section 4, Township 22 South, Range 25 East, running thence South 330 feet, thence West 1320 feet, thence North 330 feet, thence East 1320 feet to the Point of Beginning. ALSO, a right of way easement 15 feet in width, extending along and East of the Eastern boundary line of Government Lot 8, in Section 4, Township 22 South, Range 25 East, from the clay road to the Northeast corner of the property hereby conveyed, said right of way easement to go with property.

2

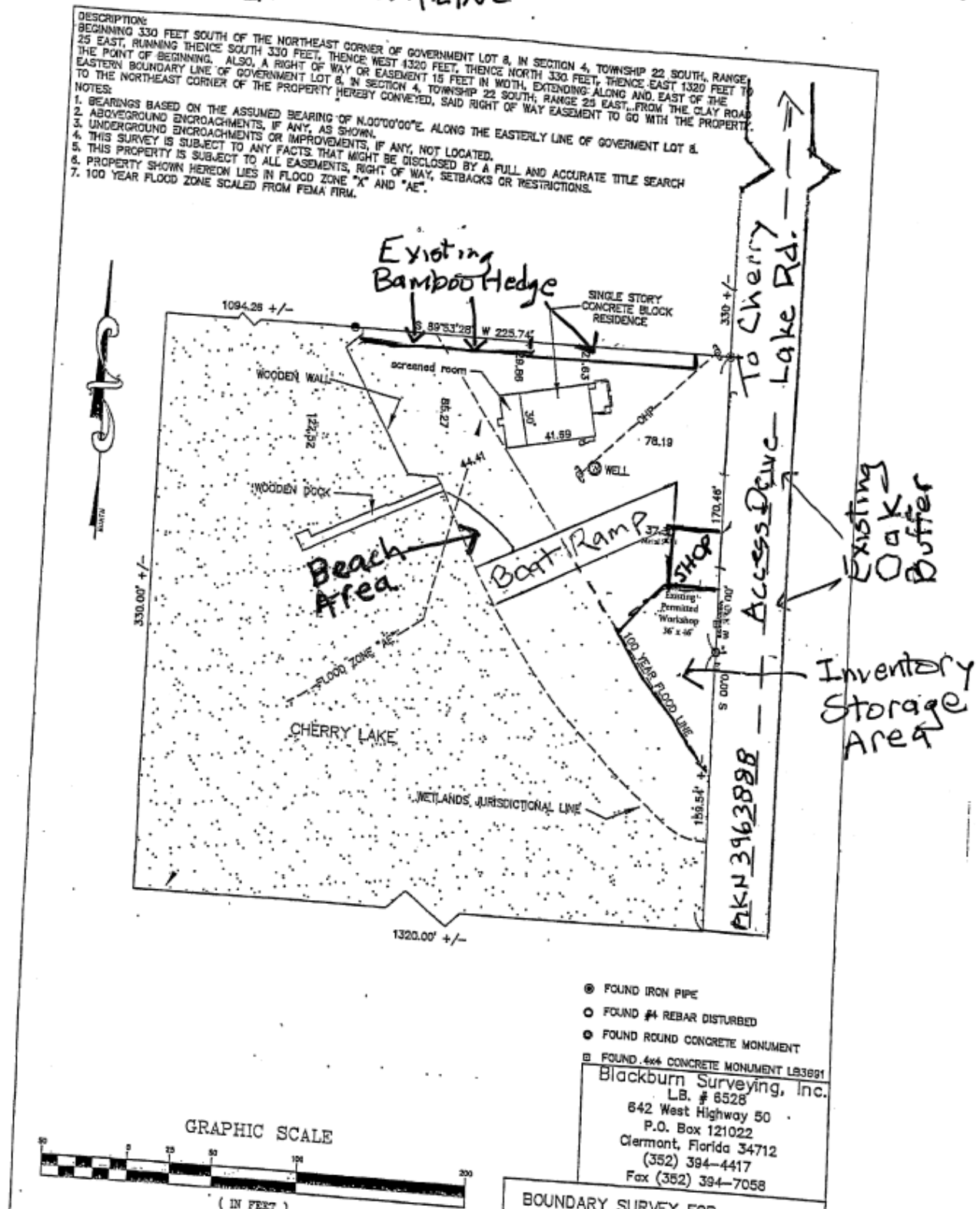


1

EXHIBIT "B", CONCEPT PLAN.

OZTEC MARINE

P22023-359



1

EXHIBIT “C”, DECORATIVE MAILBOX.



2