



COMPREHENSIVE PLAN AMENDMENT & REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Numbers: 3 & 4

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

Case No. and Project Name: PZ2026-215, Haines Creek RV Village PUD Amendment

Commissioner District: District 4 – Leslie Campione

Applicant(s): Lake County

Owner(s): George E. Ireland and Susan L. Ireland

Requested Action: 1. Amend Ordinance #2023-26 to correct a scrivener’s error in Exhibit “A” – Legal Description.
2. Amend Ordinance #2023-28 to correct a scrivener’s error in Exhibit “A” – Legal Description.

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: 27.71 +/- gross acres

Location: Northwest of County Road 44, in the unincorporated Leesburg area

Alternate Key No.: 1702712, 1779171, and 1779073

Future Land Use: Planned Unit Development (PUD) by Ordinance #2023-26 (Attachment “A”)

Current Zoning District: Planned Unit Development (PUD) by Ordinance #2023-28 (Attachment “B”)

JPA/ISBA: City of Leesburg 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 Transition	Mobile Home Rental Park (RMRP)	Residential	Vacant Residential
South	Urban Low Density	Urban Residential (R-6), Mobile Home Rental Park (RMRP), & Neighborhood Commercial (C-1)	Residential & Commercial	Single-Family Residences and Gas Station South of County Road 44
East	Rural Transition & Urban Low Density	Urban Residential (R-6) & Neighborhood Commercial (C-1)	Residential & Commercial	Vacant Residential, Marina with Restaurant
West	Rural Transition	Urban Residential (R-6) & Agriculture (A)	Residential	Single-Family Residence, Vacant Residential

- Summary of Analysis -

The subject parcels are identified by Alternate Key Numbers 1702712, 1779171, and 1779073, contain approximately 27.71 +/- gross acres, are located generally northwest of County Road 44, in the unincorporated Leesburg area. The subject parcels are zoned as Planned Unit Development (PUD by Ordinance #2023-28 and are designated with a Planned Unit Development (PUD) Future Land Use Category (FLUC) by Ordinance #2023-26 as defined in the 2030 Comprehensive Plan.

The request is to amend Ordinances #2023-26 and #2023-28 to correct scrivener's errors in each Exhibit "A" – Legal Description (Attachments "C" and "D"). Ordinance #2023-28 included the legal description of parcel identified by Alternate Key Number 1778981, which was not intended to be part of the rezoning request. Ordinance #2023-26 excluded the legal description of parcel identified by Alternate Key Number 1779073, which was intended to be part of the FLUC amendment request.

The Concept Plan depicts the existing Haines Creek RV Village (Attachment "E"). The 2023 land use amendment and rezoning approvals allowed for the Haines Creek RV Village PUD, which included 159 mobile home, park model and RV lots, 15,000 square feet of commercial uses and associated facilities.

For background purposes, on April 5, 2023, FLU-22-14-4 was heard at a public hearing before the Lake County Planning & Zoning Board in its capacity as the Local Planning Agency. On May 2, 2023, FLU-22-14-4 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. The resulting Ordinance #2023-26 was enacted on May 2, 2023, and filed with the Secretary of State on May 3, 2023.

On or around March 23, 2026, Staff received correspondence from attorney Chuck Johnson indicating that there was a scrivener's error in Attachment "A" – Legal Description within Ordinance #2023-28 as the Ordinance included a parcel that was not intended to be part of the rezoning request. Staff confirmed that the legal description, included as Attachment "A" – Legal Description within Ordinance #2023-28, was incomplete and did not describe all lands represented by the subject property Alternate Key Numbers 1702712, 1779171, and 1779073.

On or around May 20, 2026, Staff confirmed that the legal description, included as Attachment "A" – Legal Description within Ordinance #2023-26, was incorrect and described more lands than represented by the subject property Alternate Key Numbers 1702712, 1779171, and 1779073.

– Staff Analysis –

LDR Sections 14.02.03 and 14.05.03 (Standards for Review)

A. Whether the proposed amendment and rezoning are consistent with all elements of the Comprehensive Plan.

Amendment of Ordinance #2023-28 and #2023-26 to correct a scrivener's error in Exhibit "A" – Legal Description, which included the legal description of parcel identified by Alternate Key Number 1778981, which was not intended to be part of the land use amendment and rezoning requests are consistent with the original approval and consistent with the elements of the Comprehensive Plan.

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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

N/A

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

N/A

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.

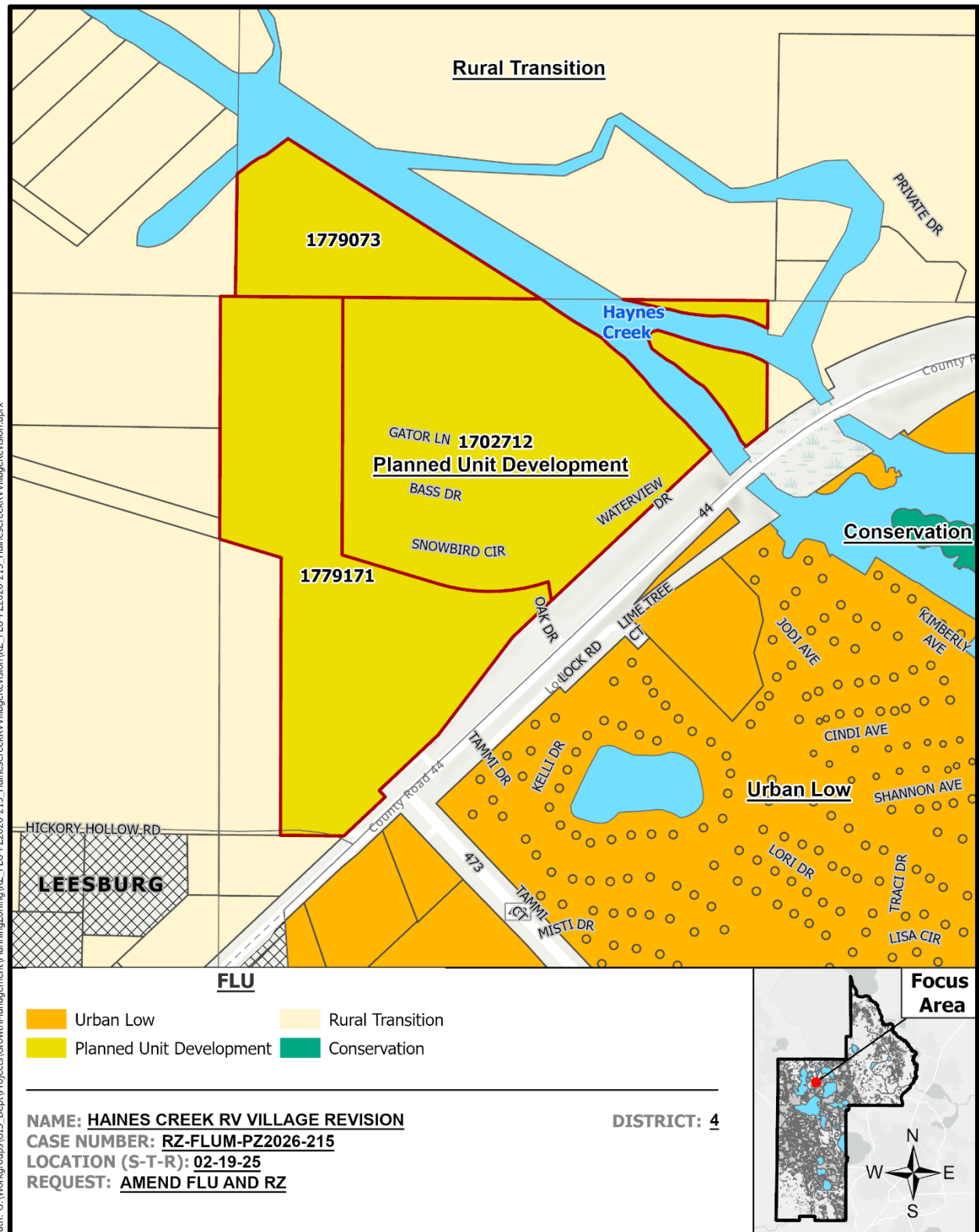
N/A

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.

N/A

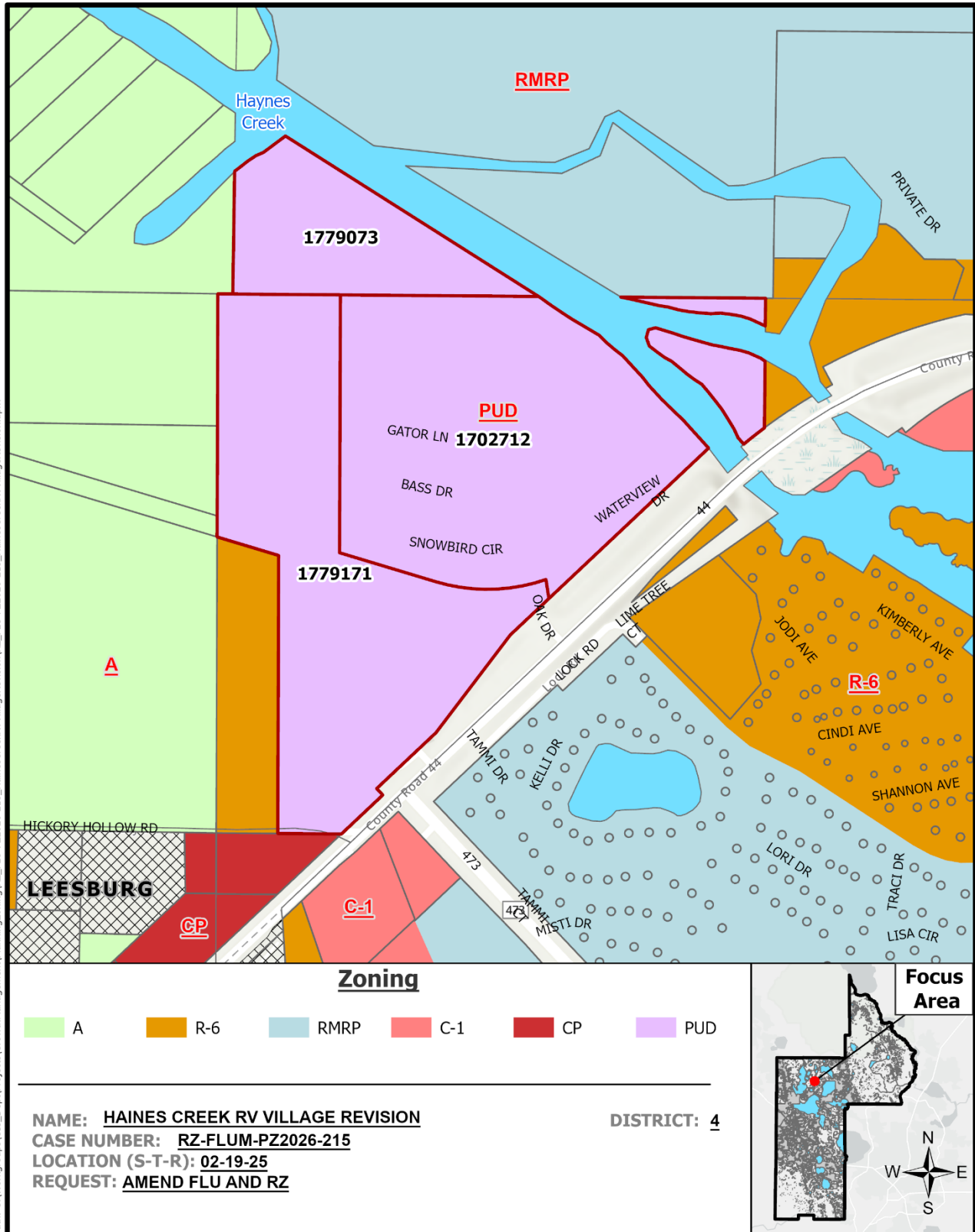
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



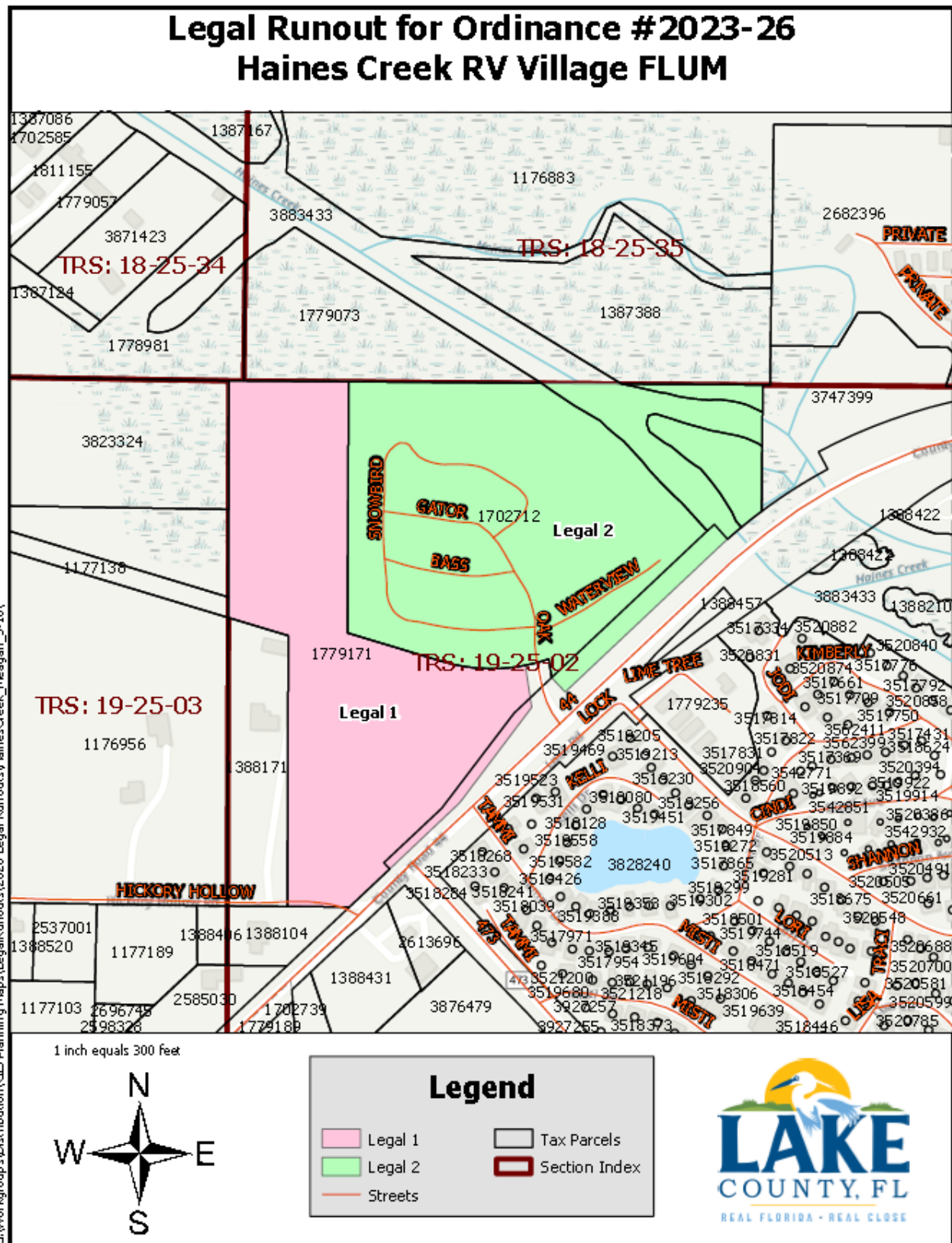
Attachment “B” – Zoning District Map

CURRENT ZONING

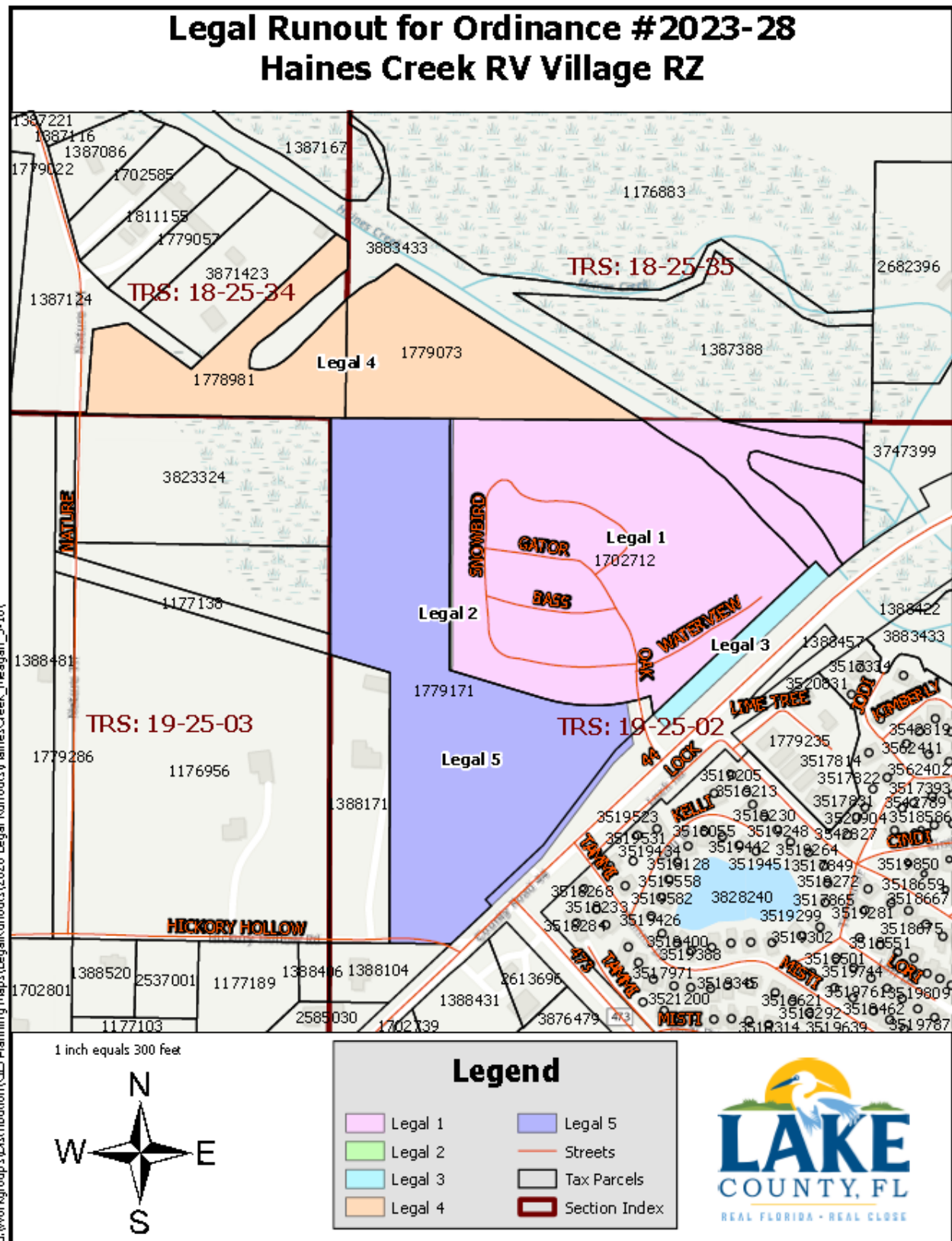


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Attachment “C” – Current Legal Runout of Ordinance #2023-26 (FLUC)



Attachment “D” – Current Legal Runout of Ordinance #2023-28 (Zoning)



Attachment "E" – Concept Plan

Owner:

Haines Creek RV Village LLC
George E & Susan L Ireland
1411 Torrey Pines Dr.
Lady Lake, FL 32159

Applicant:

LPG Urban and Regional
Planners, Inc.
c/o Greg Bellevue
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Location

Notes:

Total Acreage: 27.71± Acres (1,207,047 sf)
Wetlands: 5.34 Acres (232,976 sf)
Total Developable Acreage: 22.37± Acres (974,437 sf)
Existing Zoning of parcel: C-1, C-2, A,
PUD
Proposed Zoning: North - N/A
Adjacent Zoning: South - C-1, RMRP, R-6
East - R-6
West - R-6, A
Rural Transition
PUD
Existing Land Use:
Proposed Land Use:
Open space required: .20
Open space provided: .32
Proposed Commercial Area: 1.5 +/- Acres
Max Density: 10,000 sf/Acre (Well & Septic)
Max Square Footage: 15,000

Uses:
Restaurant
Retail
Personal Services
Offices/Medical
Maximum building height 35' as measured
from finished grade to mean roof height

Buffers:
North - N/A
South - 25' Landscape Buffer B
West - 25' Landscape Buffer B
East - N/A

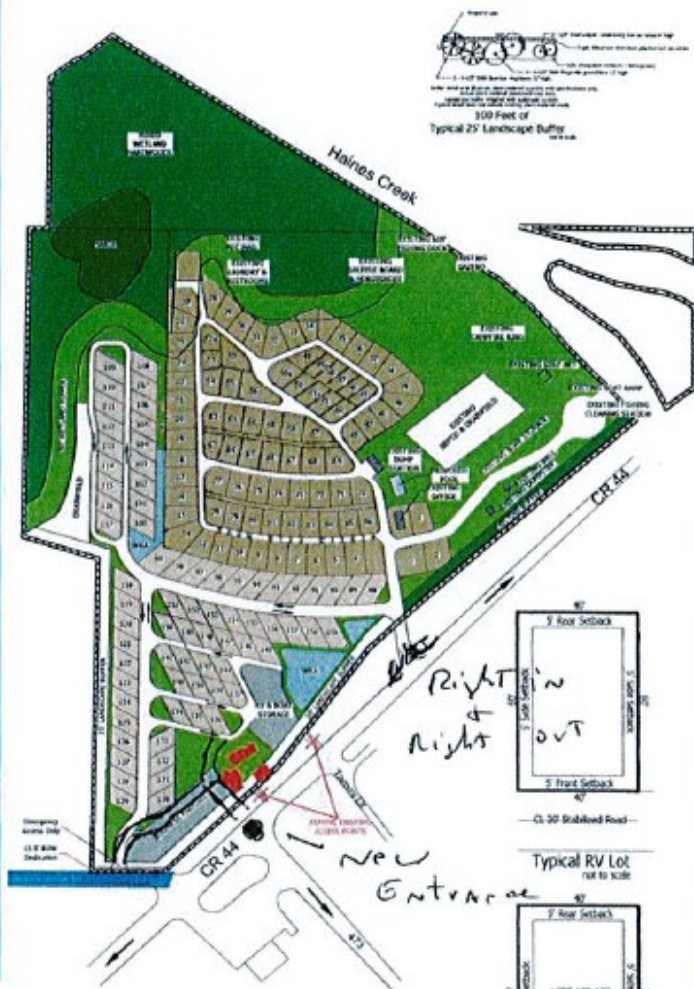
RV Space Setbacks:
Front- 5'
Side/Rear- 10' between structures
Commercial Building Setbacks:
Front- 50' from RV
Side- 25' from Hickory Hollow, 20' between structures
Rear- 20'

Commercial FAR: .70
Commercial ISR: .70
Max Building Height: 35'
RV Maximum FAR: .60
RV Maximum ISR: .75
RV Max Building Height: 35'
RV Minimum Space/Lot: 2400sf
Gross Max Density: 8.71 spaces/acre
Proposed Density: 7.1 spaces/acre
RV Space Minimum Roadway Frontage: 20'
One Way Drive: 12'
Two Way Drive: 20'

Setbacks: 10' from other RV's and additions
Allowable Additions:
Screen Rooms
Awnings
Vinyl Windows
Storage Sheds

Water and Sewer to be provided by existing onsite systems.
Storm-water Management using a combination of WRA and Swales.

*Plans are Conceptual Only and are subject to engineering



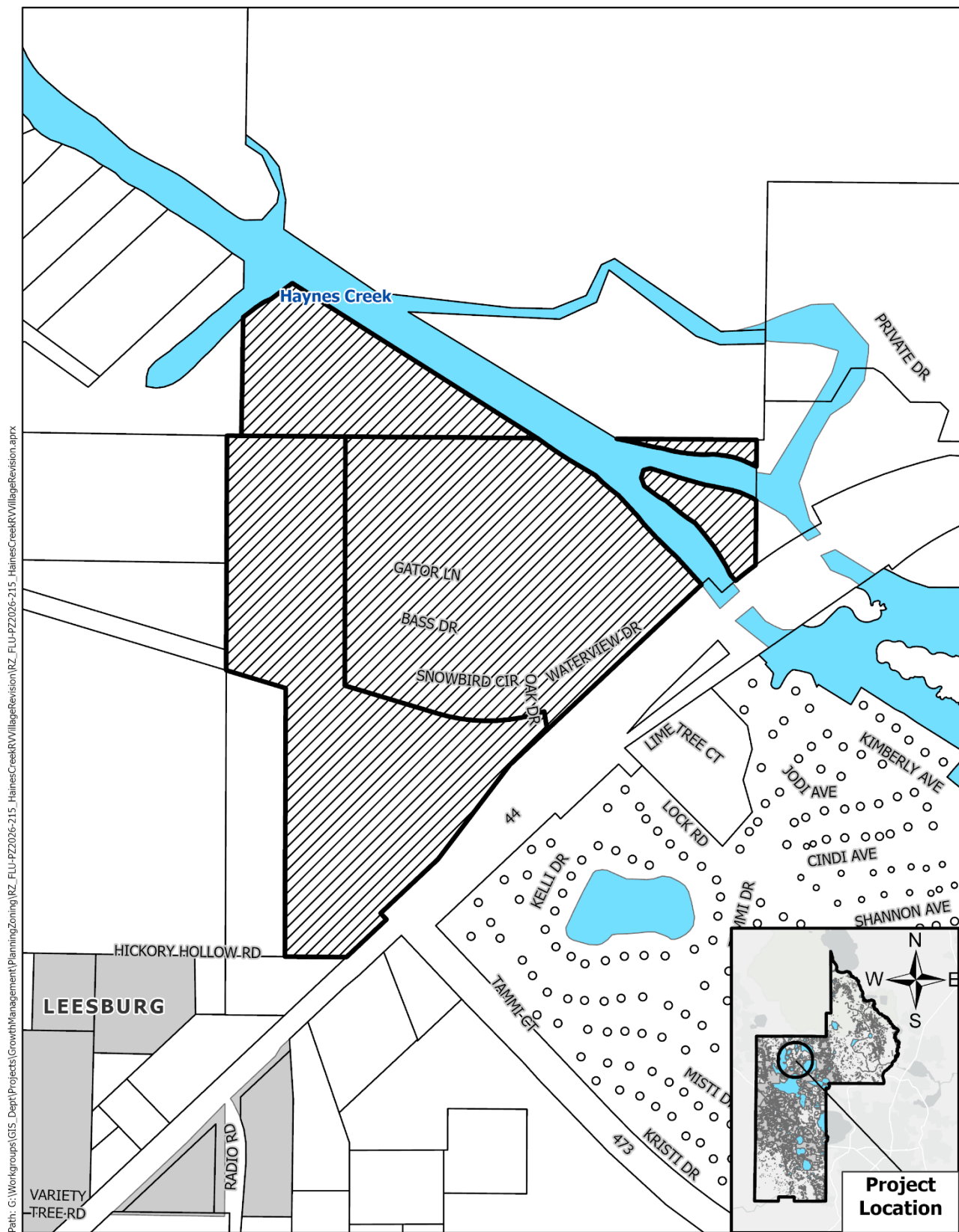
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October 14th, 2022

HAINES CREEK RV CONCEPTUAL PLAN

Lake County, FL

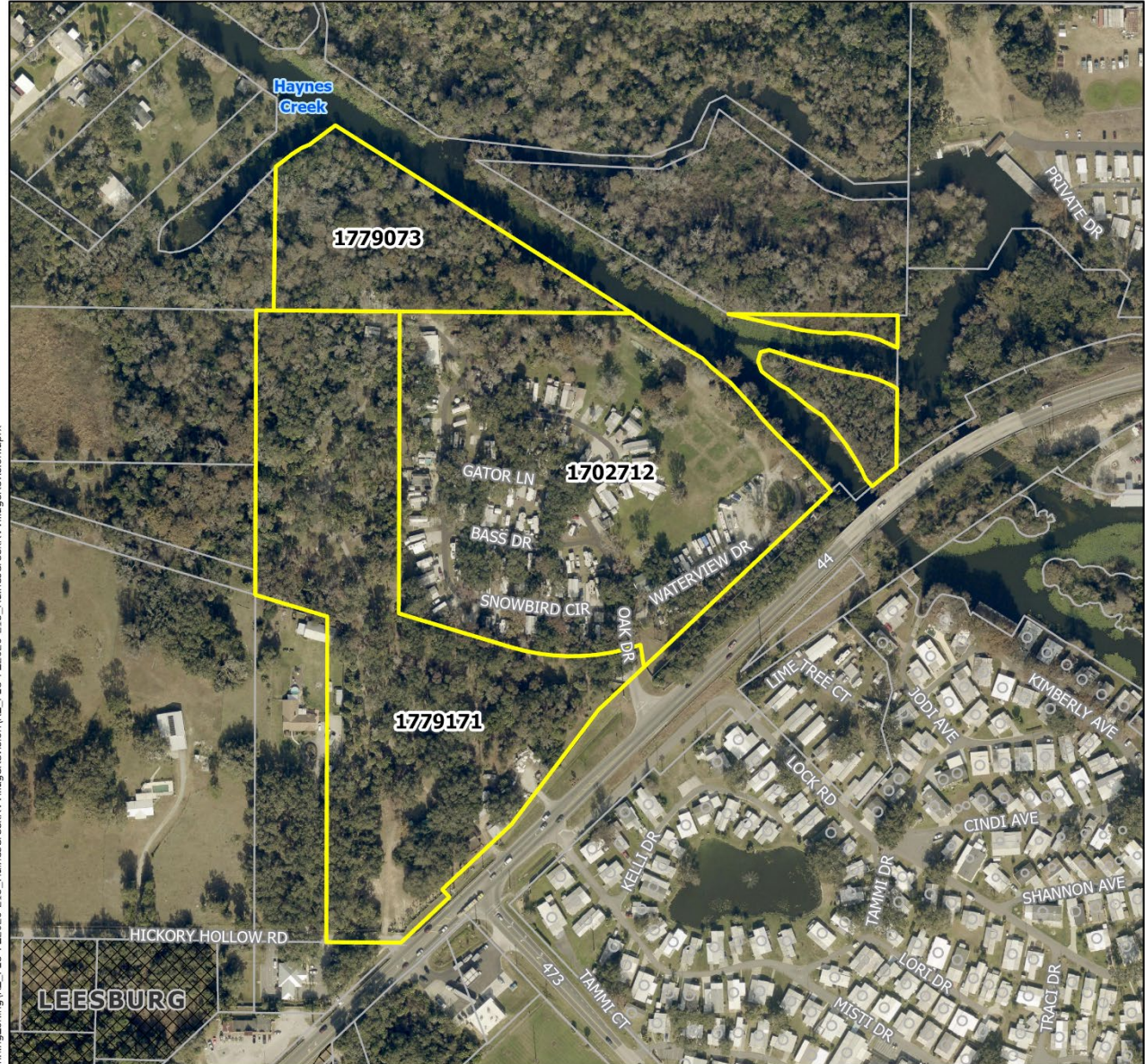


Map of Subject Property

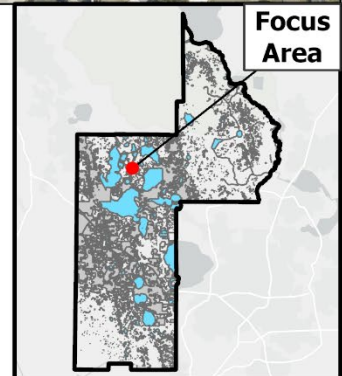


Aerial Map of Subject Property

RZ-FLUM-PZ2026-215
Haines Creek RV Village Revision



Amend FLU and RZ



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6/9/2026

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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 Rural Transition 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 May 2023, Ordinance 2023-26 was adopted at a public hearing before the Lake County Board of County Commissioners; and

WHEREAS, on the 7th day of October 2026, this Ordinance to correct a scrivener’s error in the legal description 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 3rd day of November 2026, this Ordinance to correct a scrivener’s error in the legal description 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:

1 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive
2 Plan Future Land Use Map is hereby amended to reflect a corrected legal description for Ordinance
3 #2023-26, to correct a scrivener's error in Exhibit "A" – Legal Description, for the subject
4 property. The legal description included in Ordinance #2023-26 shall be replaced with the legal
5 description provided in Exhibit "A" attached and incorporated in this Ordinance. All other
6 provisions of Ordinance #2023-26 shall remain in full force and effect.

7 **Section 2. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and
8 163.3184, Florida Statutes.

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

18 **Section 4. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of
19 estoppel against the County if the property identified herein cannot be developed due to the
20 inability to meet other requirements under the applicable Land Development Regulations. The
21 Owner is solely responsible for performing any necessary due diligence to ensure the property will
22 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.

Parcel 1:

That part of the East 1046 feet of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, Lake County, Florida, lying North of the Northerly line of railroad right of way (now abandoned) and North of the Northerly line of the right of way of State Road No. 44 (as established in Case No. 78-1301-CA01 5th Circuit Court, Lake County, Florida.)

Parcel 2:

That part of the West 8.00 feet of the East 1054 feet of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, Lake County, Florida, lying North of the Northerly line of Railroad Right-of-Way (now abandoned).

Parcel 3:

THAT PART OF THE ATLANTIC COASTLINE RAILROAD, SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH, LYING IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN S.89°30'50"E. ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 2. A DISTANCE OF 280.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 1054 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE S.0°44'00"W. ALONG THE WEST LINE OF THE EAST 1054 FEET OF THE N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 646.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH; THENCE S.73°50'55"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 75.42 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 930.28 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), THROUGH A CENTRAL ANGLE OF 26°55'08", AN ARC LENGTH OF 437.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE, SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), SAID CURVE HAVING A RADIUS OF 930.28 FEET, THROUGH A CENTRAL ANGLE OF 06°50'34", AN ARC LENGTH OF 111.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE S.46°20'39"W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.44 A DISTANCE OF 122.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD (NOW ABANDONED), SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH, SAID POINT BEING ON A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 990.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), THROUGH A CENTRAL ANGLE OF 00°33'59", AN ARC LENGTH OF 9.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE. SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH; THENCE N.08°55'10"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE, A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING.

EXHIBIT “A”, LEGAL DESCRIPTION CONT.

And

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A 4-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF AFORESAID SECTION 2; THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 2 RUN S89°15'19"E A DISTANCE OF 280.38 FEET TO A REBAR AND CAP MARKED "LB 707" ON THE WEST LINE OF THE EAST 1054 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 2; SAID POINT ALSO BEING ON THE BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 5338, PAGE 1356, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PROPERTY WITH THE FOLLOWING THREE (3) COURSES: RUN S00°58'08"W ALONG SAID WEST LINE A DISTANCE OF 646.60 FEET TO A REBAR AND CAP MARKED "LB 707" ON THE NORTHERLY RIGHT-OF-WAY LINE OF FORMER ATLANTIC COASTLINE RAILROAD (NOW ABANDONED); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY RUN S73°38'39"E A DISTANCE OF 75.48 FEET TO A REBAR (NO I.D.) AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 930.28 FEET, CHORD BEARING AND DISTANCE OF S85°15'50"E, 374.75 FEET; THENCE EASTERLY 377.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°14'23" TO A REBAR AND CAP MARKED "LB 707"; SAID POINT BEING ON THE WEST LINE OF A 60-FOOT WIDE ACCESS ROAD (OAK DRIVE) PER RIGHT-OF-WAY MAP FOR COUNTY ROAD NO. 44 (FORMERLY STATE ROAD 44 AS SHOWN ON MAP SECTION 11050-29038); THENCE DEPARTING SAID BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 5338, PAGE 1356 AND ALONG SAID WEST LINE RUN S08°46'30"E A DISTANCE OF 107.88 FEET TO A REBAR (NO I.D.); THENCE S37°05'54"W A DISTANCE OF 304.14 FEET TO A REBAR AND CAP MARKED "LB 4709"; THENCE ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD 44 AS ESTABLISHED IN O.R. BOOK 1103, PAGE 2014, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S46°33'38"W A DISTANCE OF 345.29 FEET TO THE SOUTH LINE OF SAID NORTHWEST ¼ OF NORTHWEST ¼ OF SECTION 2; THENCE ALONG SAID SOUTH LINE RUN N89°19'38"W A DISTANCE OF 120.87 FEET TO A RAILROAD SPIKE ON THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1890, PAGE 357, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N01°10'02"E A DISTANCE OF 661.21 FEET TO A 4-INCH ROUND CONCRETE MONUMENT MARKED "RLS 1571"; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID ABANDONED RAILROAD; THENCE ALONG THE NORTHERLY BOUNDARY OF AFORESAID PROPERTY AND ALONG SAID RIGHT-OF-WAY LINE RUN N73°38'39"W A DISTANCE OF 158.42 FEET TO A 4-INCH ROUND CONCRETE MONUMENT MARKED "RLS 1571" ON THE WEST LINE OF AFORESAID NORTHWEST ¼ OF SECTION 2; THENCE ALONG SAID WEST LINE RUN N01°08'28"E A DISTANCE OF 630.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR HICKORY HOLLOW ROAD ALONG THE SOUTH SIDE THEREOF.

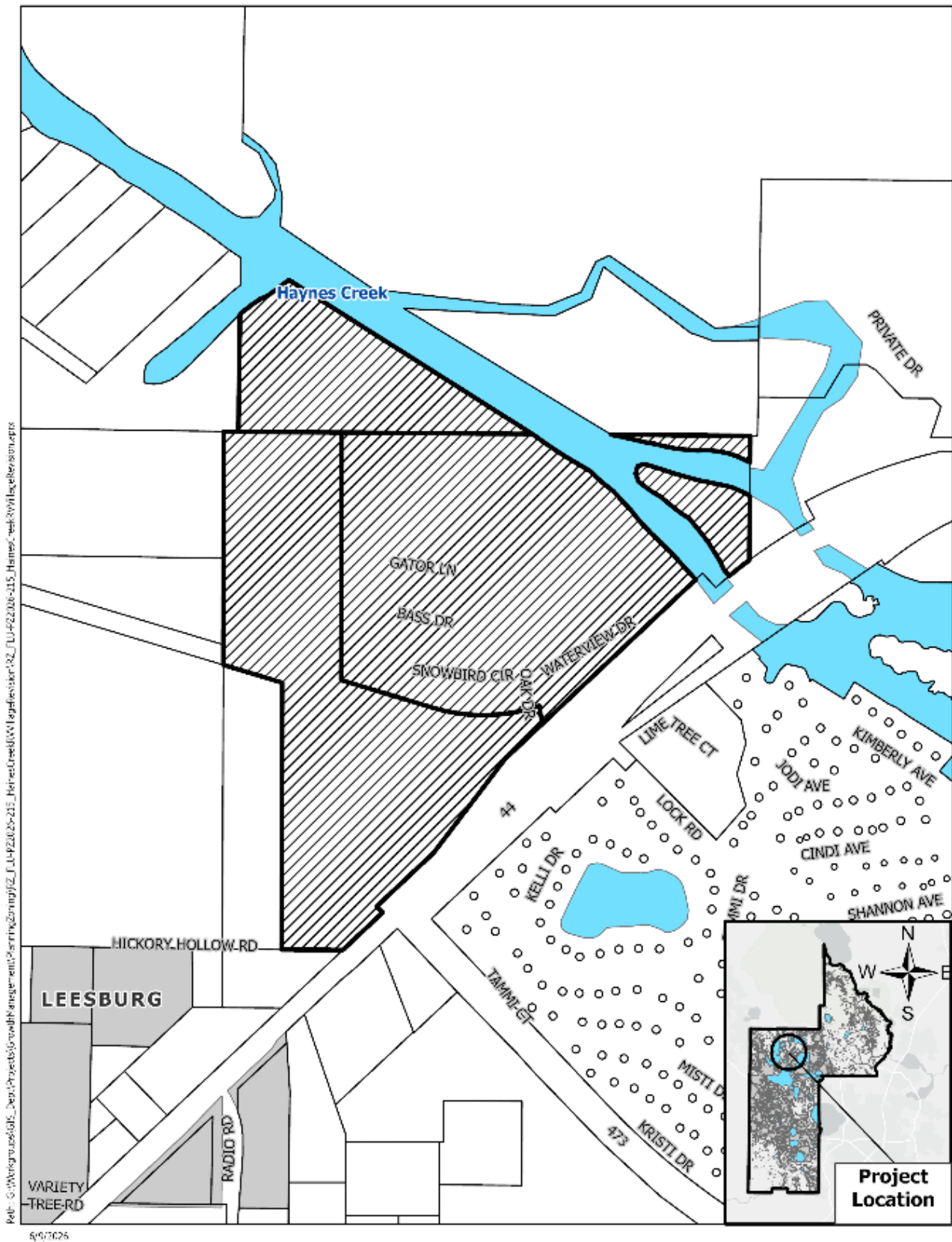
AND

E 1054 FT OF NW ¼ OF NW ¼ N OF RR AND NORTHWESTERLY OF R/W OF SR 44 OF SECTION 2 TOWNSHIP 19 SOUTH RANGE 25 EAST, AND THAT PART OF ACL RR R/W BEING 60 FT IN WIDTH LYING IN NW ¼ OF NW ¼ DESCRIBED AS FOLLOWS: FROM NW COR OF SEC RUN S89°30'50"E 280.57 FT TO A POINT ON W LINE OF E 1054 FT OF NW ¼ OF NW ¼, S0°44'0" W ALONG W LINE 646.59 FT TO A POINT ON NLY R/W LINE OF ACL RR, S73°50'55"E ALONG SAID NLY R/W LINE 75.42 FT TO THE BEGINNING OF A CURVE CONCAVED NLY & HAVING A RADIUS OF 930.28 FT, THENCE SE'LY & E'LY ALONG THE ARC OF SAID CURVE & SAID NLY R/W LINE OF RR THRU A CENTRAL ANGLE OF 26°55'08", AN ARC LENGTH OF 437.07 FT TO A POINT ON E'LY R/W LINE OF OAK DR, SAID R/W BEING 60 FT IN WIDTH & POB, CONT E'LY ALONG THE ARCOF SAID CURVE & SAID NLY R/W LINE OF ACL RR, SAID CURVE HAVING A RADIUS OF 930.28 FT, THRU A CENTRAL ANGLE OF 06°50'34", AN ARC LENGTH OF 111.10 FT TO A POINT ON W'LY R/W LINE OF SR 44, THENCE S46°20'39"W ALONG SAID NW'LY R/W LINE OF SR 44 A DIST OF 122.64 FT TO A POINT ON S'LY R/W LINE OF ACL RR, SAID POINT BEING ON A CURVE CONCAVED NLY & HAVING A RADIUS OF 990.28 FT, THENCE W'LY ALONG THE ARC OF SAID CURVE & SAID S'LY R/W LINE OF ACL RR, THRU A CENTRAL ANGLE OF 0°33'59" AN ARC LENGTH OF 9.79 FT TO A POINT ON E'LY R/W LINE OF OAK DR, N08°55'10"W ALONG SAID E'LY R/W LINE 60.03 FT TO POB.

LESS AND EXCEPT

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUN SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 667.25 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 03°51'10" EAST 214.43 FEET; THENCE NORTH 78°48'10" EAST 88.73 FEET; THENCE SOUTH 54°28'30" EAST 200 FEET; THENCE NORTH 46°32'30" EAST 508 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF HAINES CREEK; THENCE ALONG SAID WATERS RUN SOUTHEASTERLY TO THE WATERS OF THE SOUTHEASTERLY LIMITS OF A CANAL; THENCE ALONG SAID WATERS RUN SOUTHWESTERLY TO THE WEST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE ALONG SAID SECTION LINE RUN SOUTHERLY TO THE POINT OF BEGINNING.

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Section 1. Amendment of Ordinance #2023-28: Exhibit A of Ordinance #2023-28, entitled *Legal Description*, is hereby replaced with Exhibit A of this Ordinance. The purpose of this Ordinance is to correct a scrivener's error in Ordinance #2023-28 which encumbered property not subject to the rezoning request. All other provisions of Ordinance #2023-28 shall remain in full force and effect for the properties identified in Exhibit A attached hereto and incorporated hereby.

Section 2. Conditions.

- A. After establishment of the facilities as provided in this Ordinance and Ordinance #2023-28, the property identified in this Ordinance may only be used for the purposes set forth in Ordinance #2023-28. 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 and Ordinance #2023-28 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. Construction and operation of the proposed use shall always 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 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.
- F. 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.

Parcel 1:

That part of the East 1046 feet of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, Lake County, Florida, lying North of the Northerly line of railroad right of way (now abandoned) and North of the Northerly line of the right of way of State Road No. 44 (as established in Case No. 78-1301-CA01 5th Circuit Court, Lake County, Florida.)

Parcel 2:

That part of the West 8.00 feet of the East 1054 feet of the Northwest 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 25 East, Lake County, Florida, lying North of the Northerly line of Railroad Right-of-Way (now abandoned).

Parcel 3:

THAT PART OF THE ATLANTIC COASTLINE RAILROAD, SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH, LYING IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST IN LAKE COUNTY, FLORIDA BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN S.89°30'50"E. ALONG THE NORTH LINE OF THE N.W. 1/4 OF SECTION 2, A DISTANCE OF 280.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 1054 FEET OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE S.0°44'00"W. ALONG THE WEST LINE OF THE EAST 1054 FEET OF THE N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 646.59 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH; THENCE S.73°50'55"E. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 75.42 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 930.28 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), THROUGH A CENTRAL ANGLE OF 26°55'08", AN ARC LENGTH OF 437.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE, SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), SAID CURVE HAVING A RADIUS OF 930.28 FEET, THROUGH A CENTRAL ANGLE OF 06°50'34", AN ARC LENGTH OF 111.10 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE S.46°20'39"W. ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.44 A DISTANCE OF 122.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD (NOW ABANDONED), SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH, SAID POINT BEING ON A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 990.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COASTLINE RAILROAD (NOW ABANDONED), THROUGH A CENTRAL ANGLE OF 00°33'59", AN ARC LENGTH OF 9.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE. SAID RIGHT-OF-WAY BEING 60 FEET IN WIDTH; THENCE N.08°55'10"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OAK DRIVE, A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING.

1 **EXHIBIT "A", LEGAL DESCRIPTION CONT.**
2 **AND**

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A 4-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF AFORESAID SECTION 2; THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 2 RUN S89°15'19"E A DISTANCE OF 280.38 FEET TO A REBAR AND CAP MARKED "LB 707" ON THE WEST LINE OF THE EAST 1054 FEET OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 2; SAID POINT ALSO BEING ON THE BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 5338, PAGE 1356, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PROPERTY WITH THE FOLLOWING THREE (3) COURSES: RUN S00°58'08"W ALONG SAID WEST LINE A DISTANCE OF 646.60 FEET TO A REBAR AND CAP MARKED "LB 707" ON THE NORTHERLY RIGHT-OF-WAY LINE OF FORMER ATLANTIC COASTLINE RAILROAD (NOW ABANDONED); THENCE ALONG SAID RAILROAD RIGHT-OF-WAY RUN S73°38'39"E A DISTANCE OF 75.48 FEET TO A REBAR (NO I.D.) AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 930.28 FEET, CHORD BEARING AND DISTANCE OF S85°15'50"E, 374.75 FEET; THENCE EASTERLY 377.33 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°14'23" TO A REBAR AND CAP MARKED "LB 707"; SAID POINT BEING ON THE WEST LINE OF A 60-FOOT WIDE ACCESS ROAD (OAK DRIVE) PER RIGHT-OF-WAY MAP FOR COUNTY ROAD NO. 44 (FORMERLY STATE ROAD 44 AS SHOWN ON MAP SECTION 11050-2903B); THENCE DEPARTING SAID BOUNDARY OF PROPERTY DESCRIBED IN O.R. BOOK 5338, PAGE 1356 AND ALONG SAID WEST LINE RUN S08°46'30"E A DISTANCE OF 107.88 FEET TO A REBAR (NO I.D.); THENCE S37°05'54"W A DISTANCE OF 304.14 FEET TO A REBAR AND CAP MARKED "LB 4709"; THENCE ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD 44 AS ESTABLISHED IN O.R. BOOK 1103, PAGE 2014, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S46°33'38"W A DISTANCE OF 345.29 FEET TO THE SOUTH LINE OF SAID NORTHWEST ¼ OF NORTHWEST ¼ OF SECTION 2; THENCE ALONG SAID SOUTH LINE RUN N89°19'38"W A DISTANCE OF 120.87 FEET TO A RAILROAD SPIKE ON THE EAST LINE OF PROPERTY DESCRIBED IN O.R. BOOK 1890, PAGE 357, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE RUN N01°10'02"E A DISTANCE OF 661.21 FEET TO A 4-INCH ROUND CONCRETE MONUMENT MARKED "RLS 1571"; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID ABANDONED RAILROAD; THENCE ALONG THE NORTHERLY BOUNDARY OF AFORESAID PROPERTY AND ALONG SAID RIGHT-OF-WAY LINE RUN N73°38'39"W A DISTANCE OF 158.42 FEET TO A 4-INCH ROUND CONCRETE MONUMENT MARKED "RLS 1671" ON THE WEST LINE OF AFORESAID NORTHWEST ¼ OF SECTION 2; THENCE ALONG SAID WEST LINE RUN N01°08'28"E A DISTANCE OF 630.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR HICKORY HOLLOW ROAD ALONG THE SOUTH SIDE THEREOF.

AND

E 1054 FT OF NW ¼ OF NW ¼ N OF RR AND NORTHWESTERLY OF R/W OF SR 44 OF SECTION 2 TOWNSHIP 19 SOUTH RANGE 25 EAST, AND THAT PART OF ACL RR R/W BEING 60 FT IN WIDTH LYING IN NW ¼ OF NW ¼ DESCRIBED AS FOLLOWS: FROM NW COR OF SEC RUN S89°30'50"E 280.57 FT TO A POINT ON W LINE OF E 1054 FT OF NW ¼ OF NW ¼, S0°44'0" W ALONG W LINE 646.59 FT TO A POINT ON NLY R/W LINE OF ACL RR, S73°50'55"E ALONG SAID NLY R/W LINE 75.42 FT TO THE BEGINNING OF A CURVE CONCAVED NLY & HAVING A RADIUS OF 930.28 FT, THENCE SE'LY & E'LY ALONG THE ARC OF SAID CURVE & SAID NLY R/W LINE OF RR THRU A CENTRAL ANGLE OF 26°55'08", AN ARC LENGTH OF 437.07 FT TO A POINT ON E'LY R/W LINE OF OAK DR, SAID R/W BEING 60 FT IN WIDTH & POB, CONT E'LY ALONG THE ARCOF SAID CURVE & SAID NLY R/W LINE OF ACL RR, SAID CURVE HAVING A RADIUS OF 930.28 FT, THRU A CENTRAL ANGLE OF 06°50'34", AN ARC LENGTH OF 111.10 FT TO A POINT ON W'LY R/W LINE OF SR 44, THENCE S46°20'39"W ALONG SAID NW'LY R/W LINE OF SR 44 A DIST OF 122.64 FT TO A POINT ON S'LY R/W LINE OF ACL RR, SAID POINT BEING ON A CURVE CONCAVED NLY & HAVING A RADIUS OF 990.28 FT, THENCE W'LY ALONG THE ARC OF SAID CURVE & SAID S'LY R/W LINE OF ACL RR, THRU A CENTRAL ANGLE OF 0°33'59" AN ARC LENGTH OF 9.79 FT TO A POINT ON E'LY R/W LINE OF OAK DR, N08°55'10"W ALONG SAID E'LY R/W LINE 60.03 FT TO POB.

3 **LESS AND EXCEPT**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 25 EAST, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUN SOUTH 89°49'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 667.25 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 03°51'10" EAST 214.43 FEET; THENCE NORTH 78°48'10" EAST 88.73 FEET; THENCE SOUTH 54°28'30" EAST 200 FEET; THENCE NORTH 46°32'30" EAST 508 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF HAINES CREEK; THENCE ALONG SAID WATERS RUN SOUTHEASTERLY TO THE WATERS OF THE SOUTHEASTERLY LIMITS OF A CANAL; THENCE ALONG SAID WATERS RUN SOUTHWESTERLY TO THE WEST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35; THENCE ALONG SAID SECTION LINE RUN SOUTHERLY TO THE POINT OF BEGINNING.

