



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Case No. and Project Name: PZ2024-069, William J. Benham Life Estate

Commission District: District 3 – Kirby Smith

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

Owner(s): William J. Benham Life Estate

Requested Action: Rezone approximately 77.13 +/- acres from Agriculture (A) District to Planned Industrial (MP) District to facilitate warehouse/office use and associated facilities.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 77.13 +/- acres

Location: South of Opal Lane, west of County Road 448A, and west of Lake Lena Lane, in the unincorporated Mount Dora area.

Alternate Key Nos.: 1017246 and 1095271

Current Future Land Use: Rural FLUC (Attachment “A”)

Proposed Future Land Use: Industrial FLUC (Attachment “B”)
[A request for a FLUC amendment to Industrial FLUC is being presented under a separate cover as case file PZ2025-104]

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

Proposed Zoning District: Planned Industrial (MP) District (Attachment “D”)

Flood Zone(s): “A” and “X”

JPA/ISBA: N/A

Overlay/Rural Protection Area: Economic Development Overlay District

BMAP: Ocklawaha and Middle St. Johns

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A) District	Residential and Agriculture	Single-Family Residence / Agriculture Classification per Property Appraiser
South	Industrial	Planned Industrial (MP) District	Light Industrial / Warehouse / Outdoor Storage / Water Treatment Facility	Hurley Environmental Park (Ordinance #2023-70)
East	Rural	Agriculture (A) District, Agriculture Residential (AR) District, and Planned Commercial (CP)	Residential / Agriculture / Planned Commercial	Single-Family Residences / Agriculture Classification per Property Appraiser / Vacant Commercial (Grocery Store Use per Ordinance # 1986-72)
West	Rural	Agriculture (A) District	Peat Mine	Hurley Peat Harvesting

- Summary of Analysis -

The subject parcels are identified by Alternate Key Numbers 1017246 and 1095271 and contain approximately 77.13 +/- acres. The subject property is located South of Opal Lane, west of County Road 448A, and west of Lake Lena Lane, in the unincorporated Lake County area. The subject parcel is zoned Agriculture (A) District and designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan (with a concurrent requested change to Industrial FLUC) and located within the Economic Development Overlay District.

The Applicant seeks to rezone the subject parcels from Agriculture (A) District to Planned Industrial (MP) District to include warehouse/office uses with indoor and outdoor storage on the subject parcel.

The Concept Plan (Attachment “E”) depicts warehouse/office buildings, indoor storage structures, an outdoor storage area, barns, and retention areas. The Applicant is proposing a maximum Impervious Surface Ratio of eighty percent (80%) and a maximum Floor Area Ratio of 1.0. Lake Lena Lane is not a county road, but a paved one lane road and Applicant will be required to work with Public Works through the site plan process to determine proper and legal access.

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

Table 1. Existing and Property Development Standards.

	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Maximum FAR	Proposed FAR	Minimum Open Space	Building Height
Existing	Rural	1 d.u. / 5 net acres	N/A	0.20* 0.35* 0.50*	N/A	N/A	35%	40 Feet
Proposed	Industrial	N/A	55 Warehouse/ Office Units, Indoor and Outdoor Storage, Two Barns	0.80	1.0	1.0	NS	75 Feet

– 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 rezoning request is consistent with LDR Section 3.00.02(X), entitled *Purpose and Intent of Districts*, which states that the purpose of the planned industrial district is to provide for any industrial land use currently available in any other industrial district and to provide for any industrial land use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "MP" 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 rezoning request is consistent with LDR Table 3.00.03, entitled *Land Use – Zoning District Matrix*, which states that the Planned Industrial (MP) district is compatible with the proposed Industrial FLUC. A concurrent Future Land Use Map Amendment is also requested to change the Future Land Use Category to Industrial FLUC.

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 rezoning request is consistent with the Future Land Use Category designation, in that the Applicant is also requesting to change the Future Land Use Category to Industrial FLUC.

The rezoning request is consistent with Comprehensive Plan Policy I-7.2.10, entitled *Industrial Uses near Residential Areas*, which states that new industrial uses adjacent to or in close proximity to residential areas shall be limited to light industrial uses to protect residences from adverse impacts.

The rezoning request is consistent with Comprehensive Plan Policy I-7.13.5 entitled Standards of Review for Amending the Future Land Use Map, which requires that demonstration of any proposed Future Land Use Map amendment to the Urban Future Land Use Series from the Rural Future Land Use Series is contiguous to existing urban development in the Urban Future Land Use Series so as to discourage urban sprawl.

The rezoning request and concurrent Future Land Use Map Amendment is consistent with Comprehensive

Plan Policy I-1.2.2, entitled *Consistency between Future Land Use and Zoning*, which states that the maximum intensity for the proposed Industrial FLUC is 1.0, and the maximum Impervious Surface Ratio is 0.80. The Applicant intends to meet those requirements.

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 with existing and proposed land uses.

The proposed rezoning request is consistent with the adjacent Planned Industrial (MP) parcel to the south. Additionally, the Applicant has proposed a change to the Future Land Use Category, to ensure consistency with the proposed development and both the Future Land Use Plan and the zoning.

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

The Applicant is proposing to rezone the subject parcel to facilitate the development of warehouse/office, Light Industrial and associated uses. The proposed use provides consistency with the adjacent Planned Industrial (MP) district to the south.

The Applicant has provided a Project Narrative (Exhibit F) that states “

Two changed conditions that would justify Planned Industrial zoning are:

- *The adoption of Ordinance No. 2023-70, which approved the rezoning of AK 3794003 from Agriculture to Planned Industrial on November 28, 2023.*
- *The adoption of Ordinance No. 2025-52, which approved the rezoning of AK 1441943 from Agriculture to Planned Industrial on November 13, 2025.*
- *Both adoptions reflect the County’s support for industrial development in this corridor and establish a precedent for consistent zoning in the area.*

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

Potable water will be provided by an onsite well, and sanitary sewer will be provided by a Distributed Treatment Wastewater System (DTWS). Permitting will be in accordance with the Florida Department of Health (DOH). Onsite well shall be in accordance with the requirements of the Florida Department of Health, Florida Department of Environmental Protection (DEP), Comprehensive Plan and LDR, as amended. Per the Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, when central systems for water become available, the Applicant will connect.

Schools

Lake County Schools reviewed the application and determined that the proposal is not anticipated to adversely impact school capacity or levels of service.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #78, 16345 County Road 448, Mount Dora, is located less than two (2) miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of County Road 448A is “C” with capacity of 387 trips in the peak direction. Currently the impacted segment from County Road 448 to County Road 48 is operating at ninety five percent (95%) in the PM peak direction (LOS “C”). This project will be generating approximately thirty (30) PM peak hour trips, in which twenty (20) trips will impact the peak hour direction increasing the v/c ratio to ninety-nine percent (99%) with no change in the LOS.

Public Works Department recommends direct access at Duda Road and CR 448A intersection for this development. If Lake Lena Road, if used for access legal access will need to be granted prior to the use of the road and secured prior to site plan approval.

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

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). An environmental assessment will be submitted with the development application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained before development can commence.

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

There is no indication that the rezoning application will affect property values in the area.

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

The proposed warehouse/office and light industrial uses are consistent with the surrounding development pattern, existing or permitted uses intensity and compatible with the established adjacent Planned Industrial (MP) District parcel located to the south.

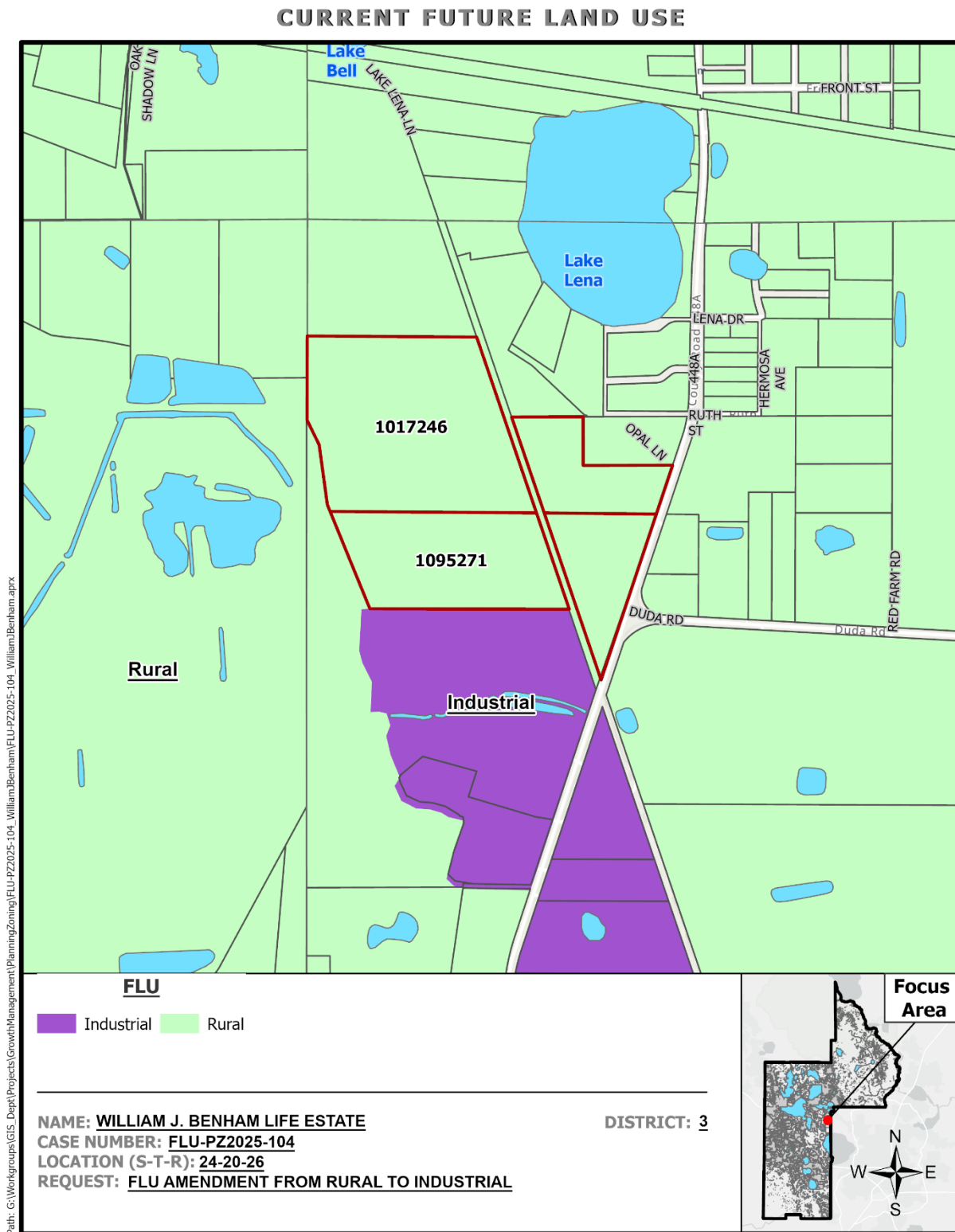
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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

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

The proposed Rezoning was submitted concurrently with a Future Land Use Amendment to Industrial FLUC being presented under a separate cover as case file PZ2025-104.

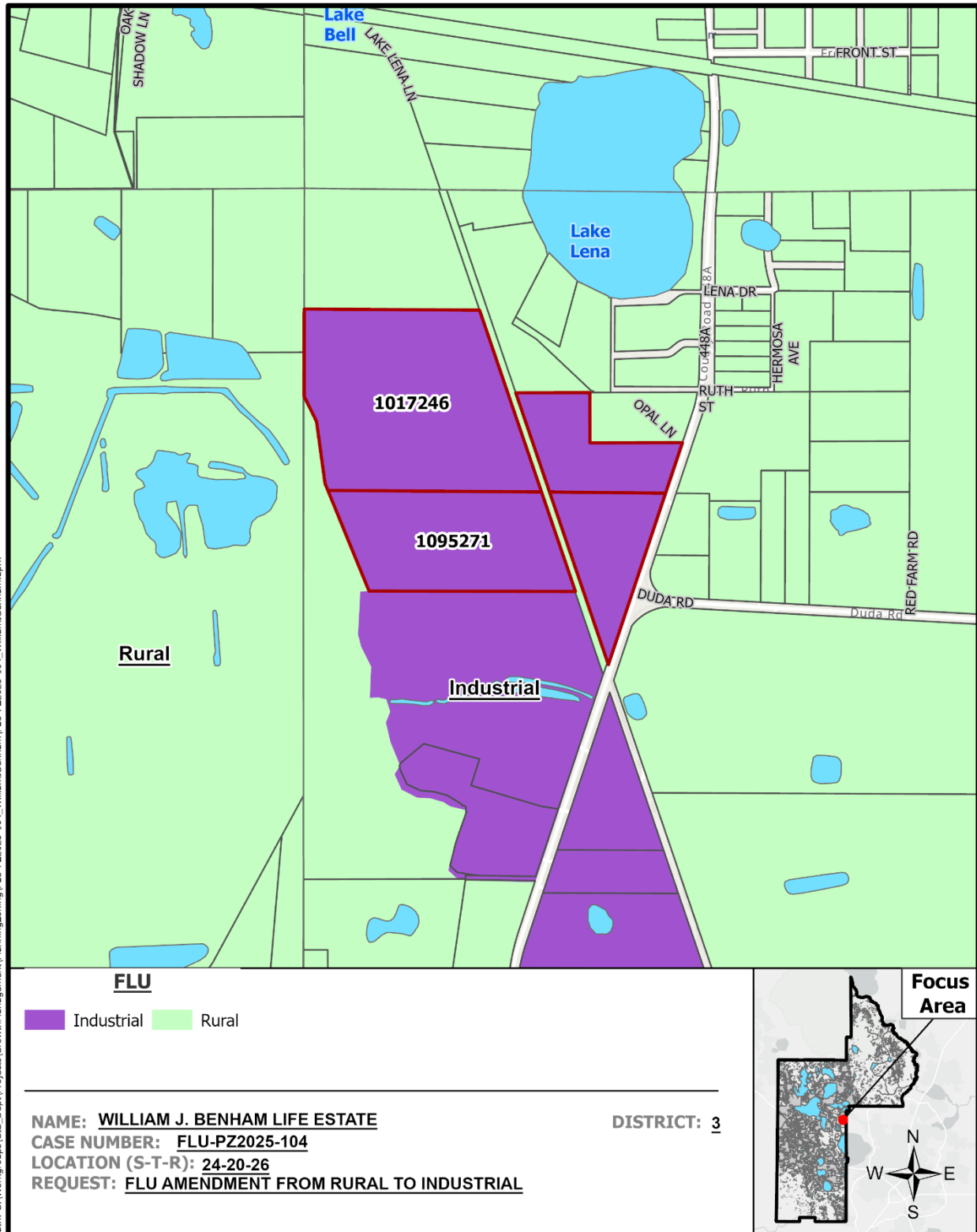
Attachment “A” – Current Future Land Use Map



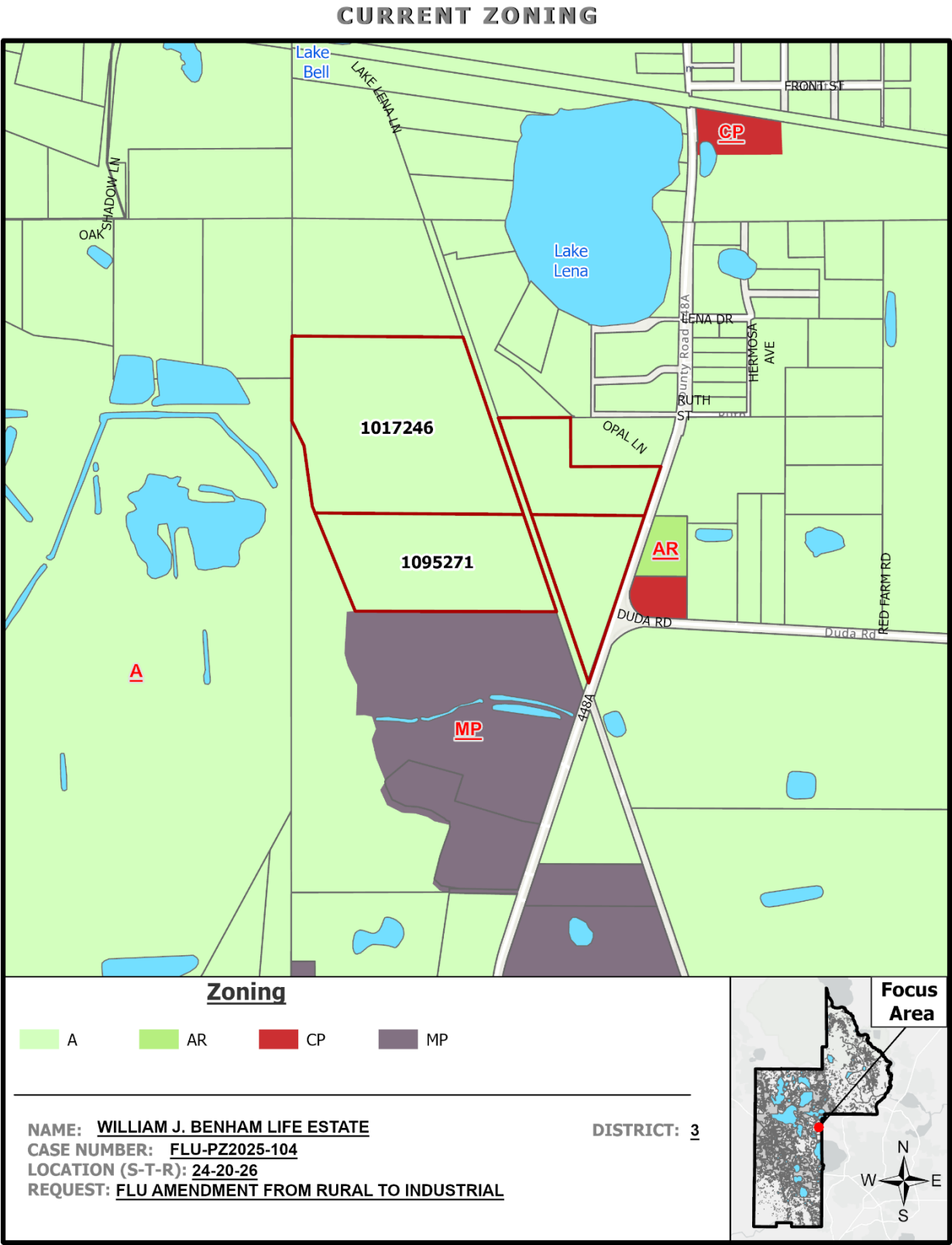
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6/25/2026

Attachment “B” – Proposed Future Land Use Map

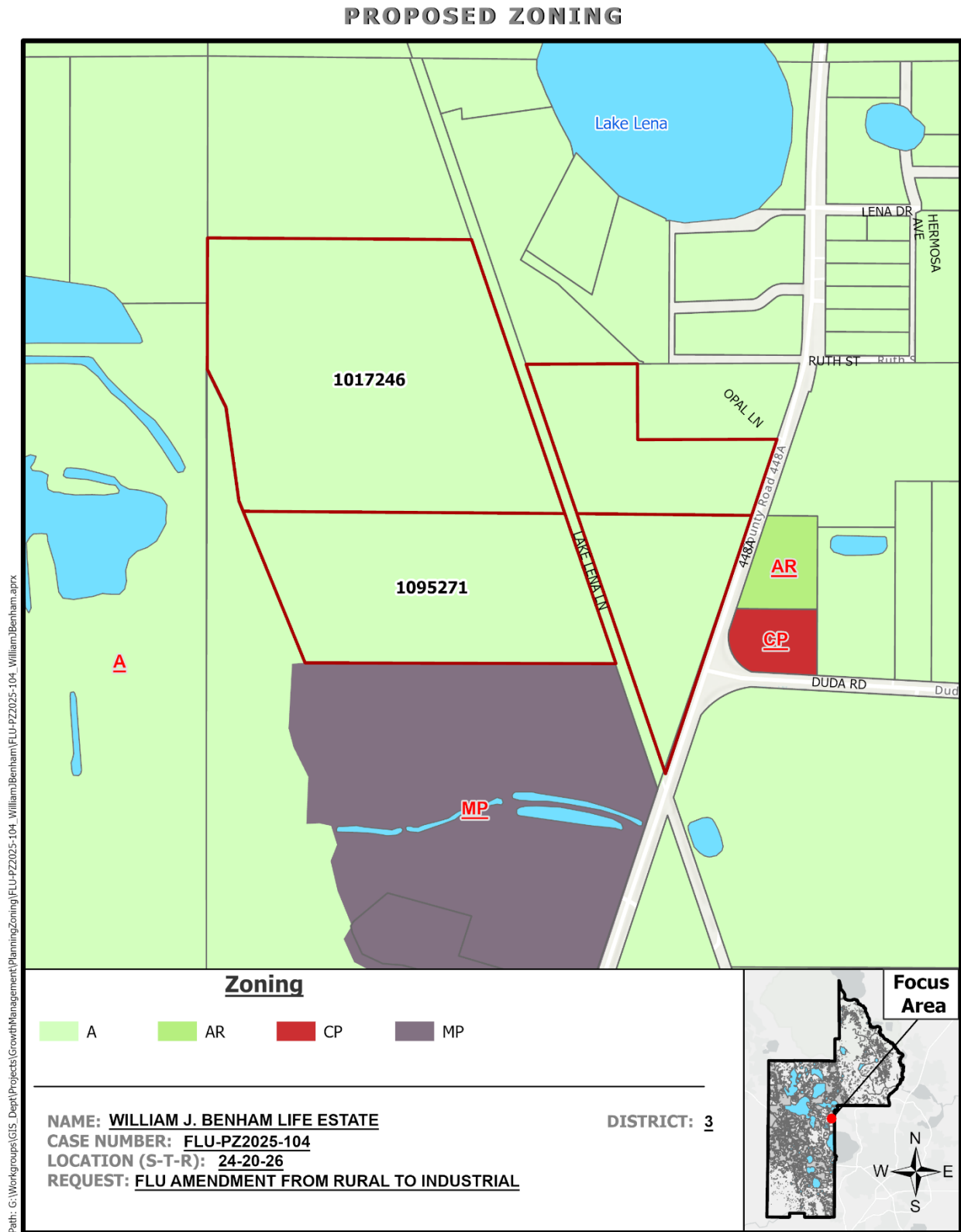
PROPOSED FUTURE LAND USE



Attachment “C” – Current Zoning District Map



Attachment “D”- Proposed Zoning District Map



Attachment “E”- Concept Plan (2 of 2)

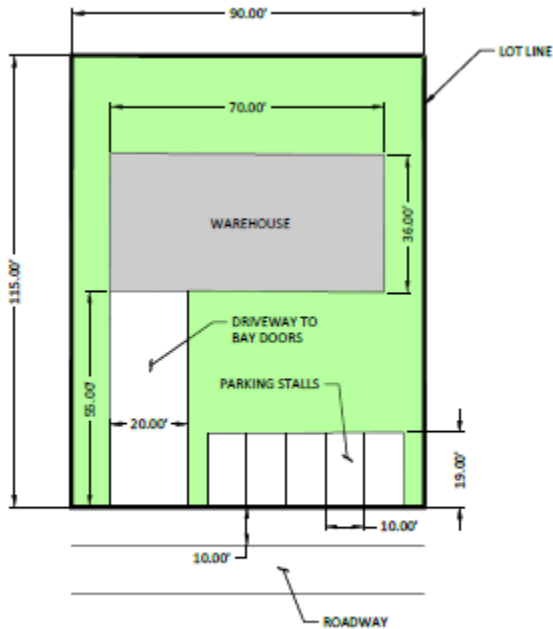
LEGEND

	PROPERTY BOUNDARY
	SETBACK LINE
	WAREHOUSE LOT LINE
	WETLAND LINE
	FEMA ZONE 'W' LINE
	SETBACK AREA
	RIGHT-OF-WAY
	FEMA ZONE 'X'
	WAREHOUSE, BARN
	DRY PONDS
	WETLAND LIMITS
	INDOOR STORAGE
	WAREHOUSE LOT
	SOO/OPEN SPACE
	OUTDOOR STORAGE
	STOCKPILE AREA

SITE DATA TABLE

SITE ADDRESS: OPAL LANE & LAKE LENA LANE MOUNT DORA, FL 32757
PARCEL NO: 24-20-26-0002-000-00600 & 24-20-26-0002-000-00100
ALTERNATE KEY: 1017246 & 1095271
TOTAL SITE AREA: +/- 77.16 AC
MAXIMUM IMPERVIOUS SURFACE RATIO: 80%
MAXIMUM INTENSITY: 1.0 - OFFICE / MANUFACTURING - 2.0
MAXIMUM COMMERCIAL USE: 10%

BUILDING
BUILDINGS 1-55 / WAREHOUSE / OFFICE (ITE 150) - 2,520 SF / EA (55 * 2,520 = 138,600 SF)
INDOOR STORAGE BUILDINGS - 7,654 SF (4 * 7,654 = 30,616 SF)
BARN - 4,800 SF (2 * 4,800 = 9,600 SF)
TOTAL BUILDING = 178,816 SF



WAREHOUSE LOT LAYOUT DETAIL

Attachment “F”- Project Narrative (1 of 7)

Project Narrative – William J. Benham Rezoning (AR 5582 / PZ2024-069)

- a) Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.
The proposed Planned Industrial zoning would not be in conflict with any applicable provisions of the Land Development Code, and would be consistent with the recent rezonings of properties immediately south of the subject property to Planned Industrial (Ordinance No. 2023-70 and Ordinance No. 2025-52).
- b) How the application is consistent with all elements of the Comprehensive Plan.
The proposed Planned Industrial zoning is consistent with the Lake County Comprehensive Plan, which emphasizes efficient transportation systems, adequate employment, and the need for capital improvements. The site’s location at a major intersection and adjacency to Planned Industrial zoning makes it appropriate for planned industrial use. In addition, pursuant to Comprehensive Plan Policy I-6.5.3, proposed uses within the Economic Development Overlay District shall only be permitted upon approval of a rezoning of the underlying property to Planned Unit Development (PUD), Planned Commercial (CP) District, or Planned Industrial (MP) District pursuant to the Land Development Regulations, which further supports this rezoning request.
- c) How the proposed rezoning is inconsistent with existing and proposed land uses.
The proposed Planned Industrial zoning is *consistent* with existing and proposed land uses. The surrounding area is largely agricultural, which provides an appropriate transition for industrial uses. The site is not surrounded by dense residential development. In addition, the subject property is contiguous to existing property that is zoned Planned Industrial and Planned Commercial.
- d) A statement describing any changed conditions that would justify the rezoning.
Two changed conditions that would justify Planned Industrial zoning are:
- The adoption of Ordinance No. 2023-70, which approved the rezoning of AK 3794003 from Agriculture to Planned Industrial on November 28, 2023.
 - The adoption of Ordinance No. 2025-52, which approved the rezoning of AK 1441943 from Agriculture to Planned Industrial on November 13, 2025.
- Both adoptions reflect the County’s support for industrial development in this corridor and establish a precedent for consistent zoning in the area.
- 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.
The proposed Planned Industrial rezoning is not anticipated to place undue demands on public facilities or exceed current service capacities. The Conceptual Plan is similar in character and nature to the general layout and use of the southerly adjacent property (i.e., the Hurley Environmental Park project on AK 3794003), which was recently approved for

Attachment “F”- Project Narrative (2 of 7)

Planned Industrial zoning (Ordinance No. 2023-70). This approach ensures consistency with nearby development and allows for appropriate planning of infrastructure needs. Because the proposed use is non-residential, it will not affect school capacity or parks and recreation services. Future development will be subject to Lake County’s site plan review process and concurrency requirements to ensure adequate provision of police, fire, emergency medical services, roads, utilities, and drainage.

- f) Any impacts the rezoning application would affect the natural environment.
The proposed Planned Industrial zoning is not expected to negatively impact the natural environment, as the subject property is located at a major intersection (Duda Road and CR 448A), making it a suitable location for this type of land use. Additionally, the Conceptual Plan only proposes development outside of the floodplain to help mitigate potential flooding impacts.
- g) Whether, and the extent to which, the proposed rezoning would affect the property values in the area.
The proposed Planned Industrial zoning is not expected to have a negative impact on surrounding property values. Industrial zoning and FLU remain in high demand and support Lake County’s economic growth objectives. Furthermore, multiple parcels south of the subject property have already been rezoned to Planned Industrial (Ordinance No. 2023-70 and Ordinance No. 2025-52), with no known adverse impact on nearby property values, including the subject property.
- h) How the proposed rezoning would result in an orderly and logical development pattern.
The proposed Industrial FLU would promote an orderly and logical development pattern by extending an existing FLU designation in the immediate vicinity. Multiple parcels to the south were rezoned to Planned Industrial under Ordinance No. 2023-70 and Ordinance No. 2025-52. Rezoning the subject property to match these designations would create consistency in land use and support cohesive planning in the area.
- i) How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.
The proposed Planned Industrial zoning *is not in conflict* with the public interest, as it aligns with Lake County’s ongoing efforts to support job creation and accommodate industrial development in appropriate locations. This proposed rezoning is consistent with the purpose and intent of the Land Development Regulations, as demonstrated by the County’s recent approvals for Planned Industrial zoning for AKs 3794003 and 1441943 to the south, pursuant to Ordinance No. 2023-70 and Ordinance No. 2025-52.

Description of the typical operations and/or activities proposed on the subject parcel:

- All permitted uses included in the Light Industrial (LM) district.

Attachment “F”- Project Narrative (3 of 7)

Consistency with Comprehensive Plan Policy I-6.5.1

- The Conceptual Plan currently illustrates a potential warehousing use. Warehousing and logistics operations typically involve significant capital investment and often generate substantial job opportunities. For example, Amazon’s last mile delivery facility in Groveland created approximately 150 to 200 jobs, and other warehouse and distribution operations in Christopher C. Ford Commerce Park have produced hundreds of additional local jobs. However, the Conceptual Plan is preliminary and subject to change, as no specific end user or development program has been identified. The property owner understands that any future development within the Economic Development Overlay District must demonstrate compliance with at least one of the qualifying criteria of Policy I-6.5.1 at the time of site plan or building permit review, once a defined user and project details are established.
- Mount Dora and the surrounding areas already support warehouse, distribution, and light industrial uses, as evidenced by existing facilities in the Mount Dora Commerce Park, standalone industrial and warehouse buildings, and planned developments such as the Wolf Branch Innovation District. These areas demonstrate both the feasibility and local acceptance of warehouse and light industrial operations. A warehousing option is particularly needed in this part of Lake County, between the City of Mount Dora and the Town of Astatula, to support growing logistics and distribution demands, provide opportunities for job creation, and offer space for local businesses requiring efficient industrial and storage facilities, as Astatula does not have an industrial park within its city limits. The proposed Conceptual Plan addresses these regional needs and reflects a use consistent with existing and planned employment-oriented development in the area.

Consistency with Comprehensive Plan Policy I-6.5.2

The proposed rezoning is consistent with Comprehensive Plan Policy I-6.5.2.

- 1) The project area is entirely located within the Economic Development Overlay District, as designated on Map 20 of the Future Land Use Map Series, satisfying Policy I-6.5.2(1).
- 2) The subject parcels have existing roadway access to a collector road, CR 448A, which meets the access requirements set forth in Policy I-6.5.2(2).
- 3) Pursuant to the Utility Notification Letter signed by the Utility Manager of the City of Mount Dora, the subject parcels are not within the City of Mount Dora’s limits for central water and sewer connection. While both parcels are currently vacant, water and sewer connections will be available and utilized upon future development by private utilities, consistent with Policy I-6.5.2(3).
- 4) Although currently vacant, the subject parcels are situated in an area with adequate supporting infrastructure. Telecommunications, energy, and fiber optic services are expected to be accessible and extended as needed to support the proposed industrial use at the time of site development, in accordance with Policy I-6.5.2(4). The subject parcels are in the Duke Energy service area.
- 5) While the property is currently vacant, any future development will comply with all Land Development Regulation setback requirements to ensure appropriate separation from

Attachment “F”- Project Narrative (4 of 7)

adjacent residential uses. The surrounding parcels to the west, north, and east are primarily agricultural, except for one parcel along the eastern border of AK 1095271, which is zoned Planned Commercial. Additionally, AK 1095271 borders Planned Industrial property to the south. Agricultural land serves as an effective buffer by providing open space and separation that helps minimize noise, visual, and operational impacts between industrial uses and residential areas. This configuration, along with adherence to required setbacks, will help mitigate potential impacts in accordance with Policy I-6.5.2(5). The Conceptual Plan includes a screening fence, providing a buffer between the industrial area and the adjacent agricultural properties. In addition, there is supplementary buffering along the western parcels, where no development is proposed within FEMA Zone A.

Attachment “F”- Project Narrative (5 of 7)

Project Narrative – William J. Benham Comprehensive Plan Amendment (AR 6001 / PZ2025-104)

- 1) Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The proposed Industrial FLU would not be in conflict with any applicable provisions of the Comprehensive Plan, and would be consistent with the recent comprehensive plan amendments of the properties immediately south of the subject property to Industrial FLU (Ordinance No. 2023-69 and Ordinance No. 2025-51).

- 2) Whether the proposed amendment conflicts with any applicable provisions of these regulations.

The proposed Industrial FLU is consistent with the Lake County Comprehensive Plan, which emphasizes efficient transportation systems, adequate employment, and the need for capital improvements. The site's location at a major intersection and adjacency to Industrial FLU makes it appropriate for planned industrial use. In addition, pursuant to Comprehensive Plan Policy I-6.5.3, proposed uses within the Economic Development Overlay District shall only be permitted upon approval of a rezoning of the underlying property to Planned Unit Development (PUD), Planned Commercial (CP) District, or Planned Industrial (MP) District pursuant to the Land Development Regulations. The property owner's contemporaneous rezoning request further supports this amendment request.

- 3) Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.

The proposed Industrial FLU is *consistent* with existing and proposed land uses. The surrounding area is largely agricultural, which provides an appropriate transition for industrial uses. The site is not surrounded by dense residential development. In addition, the subject property is contiguous to existing Industrial FLU property.

- 4) Whether there have been changed conditions that justify an amendment.

Two changed conditions that would justify Industrial FLU are:

- The adoption of Ordinance No. 2023-69, which approved the comprehensive plan amendment of AK 3794003 from Agriculture to Industrial FLU on November 28, 2023.
- The adoption of Ordinance No. 2025-51, which approved the comprehensive plan amendment of AK 1441943 from Agriculture to Industrial FLU on November 13, 2025.

Both adoptions reflect the County's support for industrial development in this corridor and establish a precedent for consistent FLU in the area.

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

Attachment “F”- Project Narrative (6 of 7)

The proposed Industrial FLU is not anticipated to place undue demands on public facilities or exceed current service capacities. The Conceptual Plan is similar in character and nature to the general layout and use of the southerly adjacent property (i.e., the Hurley Environmental Park project on AK 3794003), which was recently approved for Industrial FLU pursuant to Ordinance No. 2023-69. This approach ensures consistency with nearby development and allows for appropriate planning of infrastructure needs. Because the proposed use is non-residential, it will not affect school capacity or parks and recreation services. Future development will be subject to Lake County’s site plan review process and concurrency requirements to ensure adequate provision of police, fire, emergency medical services, roads, utilities, and drainage.

- 6) Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.

The proposed Industrial FLU is not expected to negatively impact the natural environment, as the subject property is located at a major intersection (Duda Road and CR 448A), making it a suitable location for this type of land use. Additionally, the Conceptual Plan only proposes development outside of the floodplain to help mitigate potential flooding impacts.

- 7) Whether, and the extent to which, the proposed amendment would affect the property values in the area.

The proposed Industrial FLU is not expected to have a negative impact on surrounding property values. Industrial zoning and FLU remain in high demand and support Lake County’s economic growth objectives. Furthermore, multiple parcels south of the subject property were amended to Industrial FLU under the comprehensive plan (Ordinance No. 2023-69 and Ordinance No. 2025-51), with no known adverse effects on nearby property values, including the subject property.

- 8) Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed Industrial FLU would promote an orderly and logical development pattern by extending an existing FLU designation in the immediate vicinity. Multiple parcels to the south were amended to Industrial FLU under Ordinance No. 2023-69 and Ordinance No. 2025-51. Amending the comprehensive plan for the subject property to match these designations would create consistency in land use and support cohesive planning in the area.

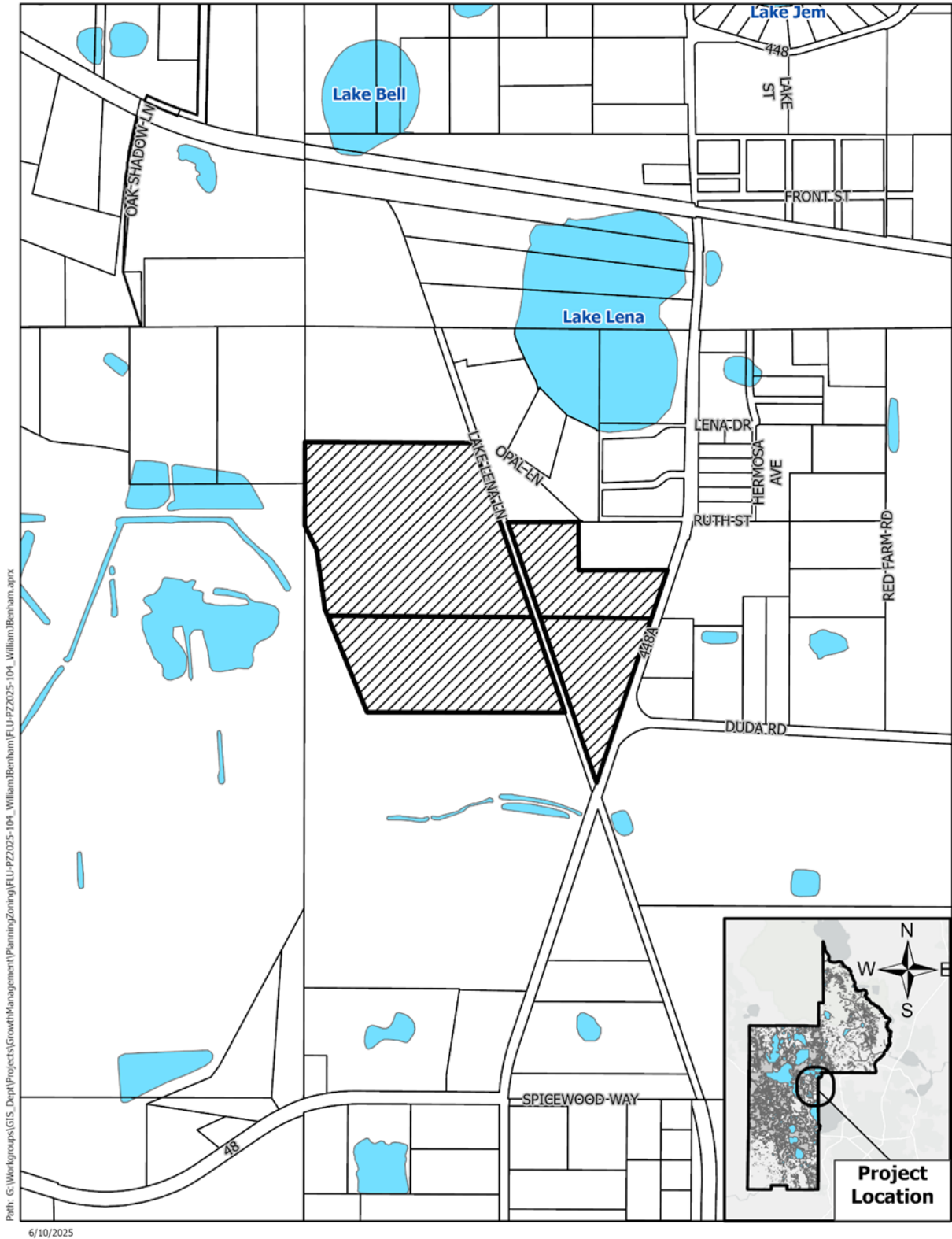
- 9) Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed Industrial FLU is consistent with and advances the public interest, because it aligns with Lake County’s ongoing efforts to support job creation and accommodate industrial development in appropriate locations. This proposed comprehensive plan amendment is consistent with the purpose and intent of the Comprehensive Plan, as demonstrated by the County’s recent approvals for Industrial FLU for AKs 3794003 and 1441943 to the south, pursuant to Ordinance No. 2023-69 and Ordinance No. 2025-51.

Attachment “F”- Project Narrative (7 of 7)

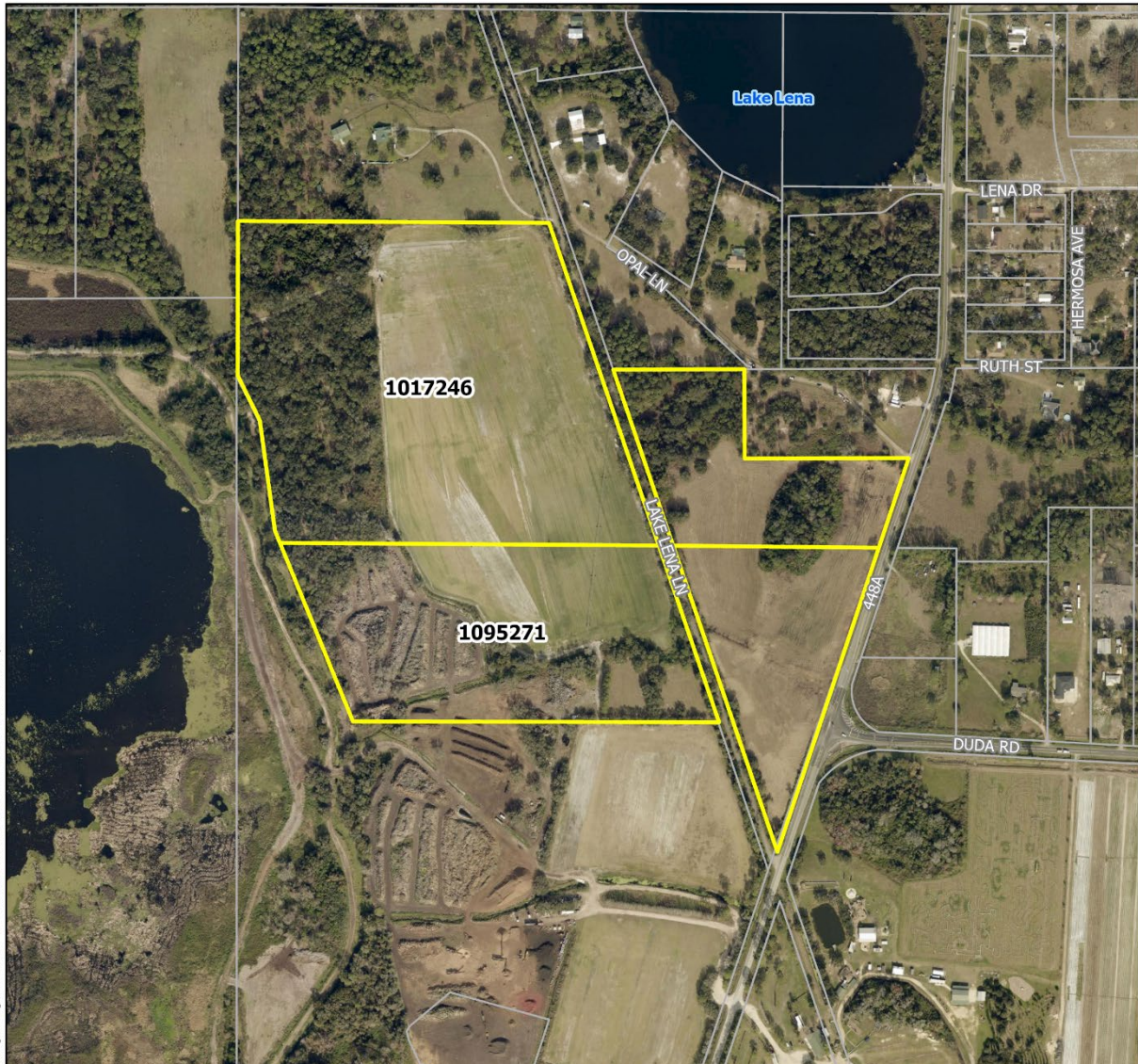
- 10) Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.
N/A, see responses to #1-9 above.

Map of Subject Property

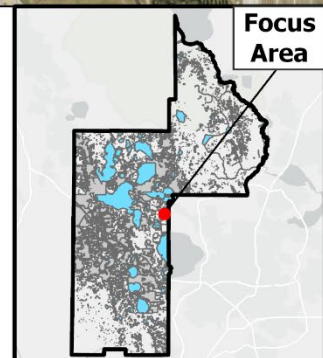


Aerial Map of Subject Property

RZ-PZ2024-069
William J Benham Life Estate



Rezone from Agriculture (A) to Planned Industrial (MP)



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-69_WilliamJBenham\RZ-PZ2025-69_WilliamJBenham.aprx

7/22/2026

ORDINANCE #2026-__

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING 77.13 +/- ACRES FROM AGRICULTURE (A) DISTRICT TO PLANNED INDUSTRIAL (MP) DISTRICT FOR THE PROPERTIES IDENTIFIED AS ALTERNATE KEY NUMBERS 1017246 AND 1095271, LOCATED IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Bret Jones, P.A., (the “Applicant”) submitted an application to rezone the subject property from Agriculture (A) District to Planned Industrial (MP) District to establish the permitted uses and development standards applicable to the subject property; and

WHEREAS, the subject property consists of approximately 77.13 +/- acres located south of Opal Lane, west of County Road 448A, and west of Lake Lena Lane, in the unincorporated Mount Dora area in Section 24, Township 20 South, Range 26 East, known as Alternate Key Numbers 1017246 and 1095271 and more particularly described in Exhibit “A” – Legal Description; and

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

WHEREAS, the Lake County Planning and Zoning Board did on the 7th day of October 2026, review Petition PZ2024-069; 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 ____ day of _____ 2026 for adoption; 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 Industrial (MP) 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.

A. Permitted Land Uses.

1. Light Industrial Uses.
2. Warehouse Uses.
3. Outdoor Storage, to include storage of raw materials, including those raw materials from the Lake County Water Authority Nutrient Reduction Facility

Project for processing, tree debris, wood products, and water treatment residuals (WTRs), and excluding biosolids and wastewater. WTRs are defined as the byproducts generated during Alum treatment of surface water or groundwater.

4. Water Quality Treatment Facility intended to focus on alternative treatment methodologies that comply with state and federal water quality regulations. Waste products will be recycled into usable water treatment materials. The facility shall only process WTRs.

5. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.

6. 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. The maximum Impervious Surface Ratio (ISR) for development is eighty percent (80%) consistent with the Comprehensive Plan, as amended.

2. The maximum Floor Area Ratio (FAR) is 1.0.

3. The maximum building height will be seventy-five (75) feet.

4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Setbacks. Setback shall be in accordance with the applicable provisions of the LDR, as amended.

D. Landscaping, Buffering, and Screening.

1. Any parcel adjacent to a public right-of-way shall have a Type C 25-foot landscape buffer along its right-of-way in accordance with Ordinance 2026-34, adopted July 8, 2026. Additionally, per the LDR, a Type-D perimeter landscape buffer area is required between Industrial zoned property and the adjacent Agriculture (A) zoned property.

2. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.

3. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.

4. The required site plan shall specify the manner of vegetation, landscaping, buffering berm installation and screening to demonstrate impact mitigation to adjacent properties in accordance with the LDR, as amended.
5. 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.
6. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
7. Topsoil and/or soil amendments will be required prior to any landscape planting to help reduce the irrigation needs to maintain healthy landscaping. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.
8. 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.
9. Landscaping, buffering and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

E. Environmental Requirements. An environmental assessment dated within six (6) months of the date the preliminary plat is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence compliance in accordance with the Comprehensive Plan and LDR, as amended.

F. Transportation and Access Management.

1. All access management shall be in accordance with the Florida Department of Transportation, Comprehensive Plan, and LDR, as amended.
2. Offsite road improvements that include turn lanes will be required. Additional right-of-way shall be dedicated, if required, in accordance with the applicable LDR requirements at the time of development.
3. Lake Lena is a privately owned road, and legal access will need to be granted prior to the use of the road for access. Proper and legal access will be secured prior to site plan approval.

G. Stormwater Management. 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.

1 1. The Owner shall be responsible for any flood studies required for developing
2 the site and comply with FEMA, Comprehensive Plan and LDR, as amended.
3 Any development within the floodplain as identified on the FEMA maps will
4 require compensating storage.

5 2. All future development shall comply with Lake County Land Development
6 Code Section 14.20.01 (5) which states Where buildable area exists out of the
7 flood prone area all development shall take place in that area.

8 **H. Parking Requirements.** Parking shall be provided in accordance with the LDR,
9 as amended.

10 **I. Utilities.** The development shall be serviced by a distributed wasteway treatment
11 system. Permitting shall be in accordance with the Florida Department of Health
12 (DOH)-Lake. The development shall connect to municipal water and sewer
13 services when the services become available, in accordance with the
14 Comprehensive Plan, as amended.

15 **J. Lighting.** Exterior lighting, if provided, must be in accordance with the LDR, as
16 amended, and consistent with dark-sky principles.

17 **K. Signage.** All signage must be in accordance with the LDR, as amended.

18 **L. Concurrency Management Requirements.** Any development must comply with
19 the Lake County Concurrency Management System, as amended.

20 **M. Development Review and Approval.** Prior to the issuance of any permits, the
21 Owner shall submit a site plan generally consistent with the Conceptual Plan
22 attached as Exhibit “B” for review and approval in accordance with the
23 Comprehensive Plan and LDR, as amended.

24 **N. MP Expiration.** Physical development shall commence within three (3) years from
25 the date of this Ordinance approval. Failure to commence construction within three
26 (3) years of approval shall cause the revocation of this ordinance, in accordance
27 with the Comprehensive Plan or superseding documents, as amended. Prior to
28 expiration of the three-year time frame, the Board of County Commissioners may
29 grant, via a Public Hearing, one (1) extension of the time frame for a maximum of
30 two (2) years upon a showing that reasonable efforts have been made towards
31 securing the required approvals and commencement of work. Notwithstanding the
32 foregoing, if at any time the developer is granted an extension of time pursuant to
33 Section 252.363, Florida Statutes, or Section 7-5, Lake County Code, to the site
34 plan or construction plans, commencement of physical development shall be
35 equally extended so long as the development is proceeding in good faith and does
36 not allow the originally extended development order to expire.

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

41 **P. No Estoppel:** Approval of this Ordinance cannot be relied upon to assert a claim
42 of estoppel against the County if the property identified herein cannot be developed

1 due to the inability to meet other requirements under the applicable Land
2 Development Regulations. The Owner is solely responsible for performing any
3 necessary due diligence to ensure the property will appropriately support future
4 development.

5 **Section 2. Conditions.**

6 **A.** After establishment of the facilities as provided in this Ordinance, the property
7 identified in this Ordinance may only be used for the purposes identified in this
8 Ordinance. Any other proposed use must be specifically authorized by the Board
9 of County Commissioners.

10 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,
11 improve, move, convert, or demolish any building structure, add other uses, or alter
12 the land in any manner within the boundaries of the above-described land without
13 first obtaining the necessary approvals in accordance with the Lake County Code,
14 as amended, and obtaining the permits required from the other appropriate
15 governmental agencies.

16 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running
17 with the land and the terms, conditions, and provisions of this Ordinance, and will
18 be binding upon the present Owner and any successor and will be subject to each
19 condition in this Ordinance.

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

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

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

32 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of
33 this Ordinance to the Secretary of State for the State of Florida in accordance with
34 Section 125.66, Florida Statutes.

35 **Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public
36 records of Lake County, Florida. The Applicant shall be responsible for all recording
37 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.

LEGAL DESCRIPTION: PER SCHEDULE "A" - LANDS AND O.R. BOOK 5825, PAGE 1280

LANDS IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA:

PARCELS NO.1 (AK#1017246) AND NO.2 (AK#1095271)

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, LYING WEST OF SEABOARD COASTLINE RAILROAD, LESS THE NORTH 796.92 FEET THEREOF;

AND:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF STATE ROAD NO. S-448-A (NOW KNOWN AS COUNTY ROAD NO. C-448-A), LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, RUN SOUTH 89°35'40" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 88.13 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 448-A AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM THE SAID POINT OF BEGINNING, CONTINUE SOUTH 89°35'40" WEST, 710.0 FEET; THENCE SOUTH 0°01'10" WEST, 332.60 FEET; THENCE NORTH 89°35'43" EAST, 613.61 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 448-A; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 448-A TO THE POINT OF BEGINNING.

AND ALSO LESS THAT PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF AFORESAID SECTION 24; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4, RUN NORTH 02°39'48" WEST, 1285.90 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 28°56'28" EAST, 186.63 FEET; THENCE SOUTH 10°34'37" EAST, 413.34 FEET; THENCE SOUTH 24°59'57" EAST, 767.99 FEET TO THE NORTH LINE OF THE SOUTH 2660.60 FEET OF THE WEST 1/2 OF SAID SECTION 24; THENCE ALONG SAID NORTH LINE, RUN SOUTH 87°29'58" WEST, 431.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-448-A, LESS THAT PORTION GIVEN TO SEABOARD COASTLINE RAILROAD IN DEED BOOK 255, PAGE 451, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND:

THE SOUTHWEST 1/4 OF SAID SECTION 24, LYING WEST OF THE WESTERLY LINE OF THE RIGHT-OF-WAY OF COUNTY ROAD NO. C-448-A AND THE EAST LINE OF THE SAID RAILROAD RIGHT-OF-WAY.

NOTE: THIS PARCEL DOES NOT CONTAIN WORDING WHICH LESSENS OUT FORMER RAILROAD SPUR LINE AS DESCRIPTION IN DEED BOOK 255 PAGE, PAGE 451. FURTHERMORE, PORTION OF FORMER RAILROAD SPUR WAS SOLD TO EDNA HOLLEY PER OFFICIAL RECORDS BOOK 999, PAGE 2349. NO INSTRUMENT OF RECORD WAS FURNISHED AT TIME OF SURVEY TO INDICATE OWNERSHIP BY CLIENT NAMED HEREON OF ANY PORTION OF THE FORMER RAILROAD SPUR.

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EXHIBIT “B” – Concept Plan.

