



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

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

Case No. and Project Name: PZ2025-412, Fox Hill

Commissioner District: District 2 – Commissioner Parks

Applicant(s): Jimmy D. Crawford, Esquire

Owner(s): Fox Hill Builders, Inc.

Requested Action: Rezone approximately 15.53 +/- gross acres from Urban Residential (R-6) District to Planned Commercial (CP) District with Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses with a waiver to the following:

1. LDR Section 15.02.10(B)(2)
2. LDR Section 15.02.10(C)
3. LDR Table 15.02.01B and:
4. LDR Table 3.02.05 regarding elevation changes and setback requirements.

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: 15.53 +/- gross acres

Location: South of Hooks Street and East of US Highway 27, in the unincorporated Clermont area

Alternate Key No.: 2665831

Future Land Use Category: Regional Office (Attachment “A”)

Current Zoning District: Urban Residential (R-6) District with CUP #88/12/4-3 (Attachment “B”)

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

JPA/ISBA: City of Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA)

Overlay/Rural Protection Area: Lake Apopka Basin Overlay District (Attachment “D”)

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	<u>City of Clermont:</u> Commercial	<u>City of Clermont:</u> General Commercial (C-2) District	Right-of-Way and Commercial Property	City of Clermont- Hobby Lobby, Dick's Sporting Goods and Clermont West Subdivision north of Hook Street
South	N/A	N/A	Water Body	Wilma Lake
East	<u>City of Clermont:</u> Commercial	<u>City of Clermont:</u> General Commercial (C-2) District	Mixed Uses, Residential and Commercial	<u>City of Clermont:</u> Residential Subdivision Lake Highlands Company and proposed medical offices
West	<u>City of Clermont:</u> Commercial	<u>City of Clermont:</u> General Commercial (C-2) District	Stormwater Area	<u>City of Clermont:</u> Tract B, Oak Hill Commons - Stormwater Tract

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 2665831 and contains approximately 15.53 +/- gross acres. The subject parcel is zoned as Urban Residential (R-6) District; is designated with a Regional Office Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Lake Apopka Basin Overlay District. The subject parcel is vacant and currently is used for Agriculture Timber. The subject parcel is located South of Hooks Street and East of US Highway 27 in the unincorporated Clermont area. On September 14, 2026, staff received a Notice of Proposed Annexation from the City of Clermont for this project. The City of Clermont public hearing date for the proposed annexation is October 27, 2026.

The subject property was part of a previous project proposal (Clermont West) that was denied without prejudice by the Board of County Commissioners on December 9, 2025. The request included a Future Land Use Amendment from Regional Office to a Planned Unit Development (PUD) as well as a rezoning from Urban Residential (R-6) District to Planned Unit Development (PUD). The previous request included a development program for a 200-unit multi-family development. The final denial order stated that the property is an enclave within the municipal limits of the City of Clermont and should be annexed into the municipality so that development is consistent with city standards and that the Applicant will not be prejudiced by the denial as the Applicant is afforded the opportunity to reapply anytime within the next twelve (12) months with a fee waiver if negotiations with the City of Clermont are not successful.

The Applicant seeks approval to amend the current zoning of Urban Residential (R-6) District to a Planned Commercial (CP) District with Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses,

The Conceptual Plan depicts a development area fronting Hooks Street and a stormwater and open space area. Open Space equates to fifteen percent (15%) of the subject property with a maximum impervious surface area of seventy percent (70%) and Floor Area Ratio of .70. This is consistent with the Regional Office Future Land Use Category.

Furthermore, the Applicant is requesting four (4) waivers to the LDR as shown below:

- Waivers from LDR Sections 15.02.10(B)(2) and 15.02.10(C), entitled *Grading Standards*, to allow elevation changes in topography that exceeds fifteen (15) feet over no more than fifteen percent (15%) of the project site (excluding roads and stormwater areas), in lieu of elevation changes that are limited to fifteen (15) feet.
- Waiver from LDR Section 3.02.05, entitled *Setbacks*, and Table 15.02.01B, entitled *Front Setback Requirements*, to allow a twenty-five (25) feet front building setback requirement for the western 600 feet of property frontage, in lieu of a fifty (50) feet front building setback.

Table 1. Existing and Property Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Floor Area Ratio	Minimum Open Space	Building Height
Existing	Urban Residential (R-6) District	6 du/net acre	N/A	.55	N/A	.15	40-Feet
Proposed	Planned Commercial (CP) District	NA	Unknown	.70	.70	.15	60-Feet

The subject property is located within the Lake Apopka Basin Overlay and the request is consistent with LDR Section 6.15.03, entitled *Permitted Uses within the Lake Apopka Basin*, which states that rezoning of non-residential uses shall be limited to Agriculture, Planned Commercial (CP, utilizing only those uses allowable under C-1 and C-2 zoning districts), Planned Industrial (MP) District and Community Facility District (CFD). The Applicant requests rezoning to a CP District with permitted uses restricted to those authorized in the C-1 and C-2 Districts.

The proposal is also consistent with LDR Section 6.15.04, entitled *Resource Protection Standards*, that states that a fifty (50) foot natural buffer shall be established upland of wetlands and between any development. The Applicant has acknowledged this setback requirement.

This development proposal is also consistent with LDR Section 6.15.05 entitled, *Water and Wastewater Standards*, that states that connection to water and sewer where available is mandatory and that all new developments within the Lake Apopka Basin must design their stormwater management to comply with those requirements specified by St. Johns River Water Management District Regulations. The Applicant has provided a Utility Notification Letter from the City of Clermont stating that water and sewer are available to the parcel but stated that the project would exceed the maximum density allotment of twelve (12) units per acre. A use has not been provided to the County. Provisions for utilities would have to be granted by the Clermont City Council. (Attachment “E”)

The subject property is located within the City of Clermont Joint Planning Area (JPA) and Interlocal Service Boundary Agreement (ISBA), and the application was provided to the City of Clermont to review for a determination of consistency with their regulations. The City of Clermont provided the following comments: (Attachment “G”)

- Without a proposed use or concept plan the City of Clermont is unable to adequately review the request and provide a response at this time.
- The City requests that if Lake County does approve the rezoning, that the Applicant will be required to apply for a Utility Agreement with the City prior to approval of the site plan in the future. This includes

compliance with any additional conditions that may be included in the Utility Agreement if approved by the City Council.

- The Applicant shall comply with the applicable JPA regulations listed within Chapter XV of the Lake County LDR.

For background purposes, on April 18, 1989, the subject property was approved for mining by Conditional Use Permit (CUP) 88/12/4-3. The Applicant is requesting to revoke the CUP.

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

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

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

The Applicant seeks to rezone the property from Urban Residential (R-6) District to a CP District with allowable C-1 and C-1 District uses. The proposed use is consistent with LDR Section 3.00.02, entitled *Purpose and Intent of Districts*, which states that the purpose of Planned Commercial (CP) Districts is to provide for any commercial Land Use currently available in any other commercial district and to provide for any commercial Land Use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "CP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual Development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated Land Use. The request is for a CP District and will require an approved site plan with future submittals.

The request is consistent with LDR Table 3.00.03, entitled *Land Use - Zoning District Matrix*, which allows for Planned Commercial (CP) District within the Regional Office Future Land Use Category.

Should the rezoning be approved, uses shall be consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, and all uses within the Neighborhood Commercial (C-1) District and Community Commercial (C-2) District would be allowed. The total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas.

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 application seeks a rezoning to CP District with C-1 and C-2 District uses. The proposed rezoning request is consistent with Comprehensive Plan Policy I-1.2.2 entitled, *Consistency between Future Land Use and Zoning*, which states the density, Floor Area Ratio, impervious surface ratio and open space requirements for the Regional Office Future Land Use Category. The Applicant has provided a Concept Plan that depicts a seventy percent (70%) impervious surface ratio, five percent (5%) less than the maximum allowed for this Future Land Use category. The Concept Plan depicts fifteen percent (15%) open space, meeting the requirements for the Future Land Use Category.

The request is consistent with Comprehensive Plan Policy I-1.3.6, entitled *Regional Office Future Land Use Category*, which states zoning applications within Regional Office Future Land Use Category must be accompanied by a site/master plan as set forth in the Land Development Regulations that address at a minimum, buffering, setbacks, lighting and building height. The Applicant has provided a concept plan and addressed these items.

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

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

The CP District rezoning request is consistent with the surrounding area. The surrounding parcels are developed designated with commercial zonings and developed with commercial uses. However, staff must emphasize that the surrounding parcel is located within the City of Clermont and abuts Wilma Lake. At this time, staff cannot comment on use consistency because the proposed use has not been identified..

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

The current Urban Residential (R-6) District and Regional Office Future Land Use Category are incompatible. Per LDR Table 3.00.03, entitled *Land Use - Zoning District Matrix*, the zoning would not be an allowed zoning within the Future Land Use Category, unlike the proposed zoning which is an allowed zoning within the Future Land Use Category and Lake Apopka Basin Overlay.

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

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

Water and Sewage

The City of Clermont has provided documentation (Attachment "E") indicating water and sewer are available to the site at specified limits provided that a Utility Agreement with the City of Clermont subject to approval by the City Council.

Schools

Lake County Schools reviewed the application and determined that the project could be subject to school concurrency review if developed with residential units.

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 #103 is located 1.3 miles from the subject property at 2155 Legends Way, Clermont. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) is unable to be determined at this time as no specific end use as been provided. Level of Services will be reviewed at time of site plan when use and square footage for each use is determined.

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

An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. 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 LDR, as amended.

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 zoning on the parcel is consistent with the surrounding Commercial development. The parcel would follow orderly and logical “in-fill” development.

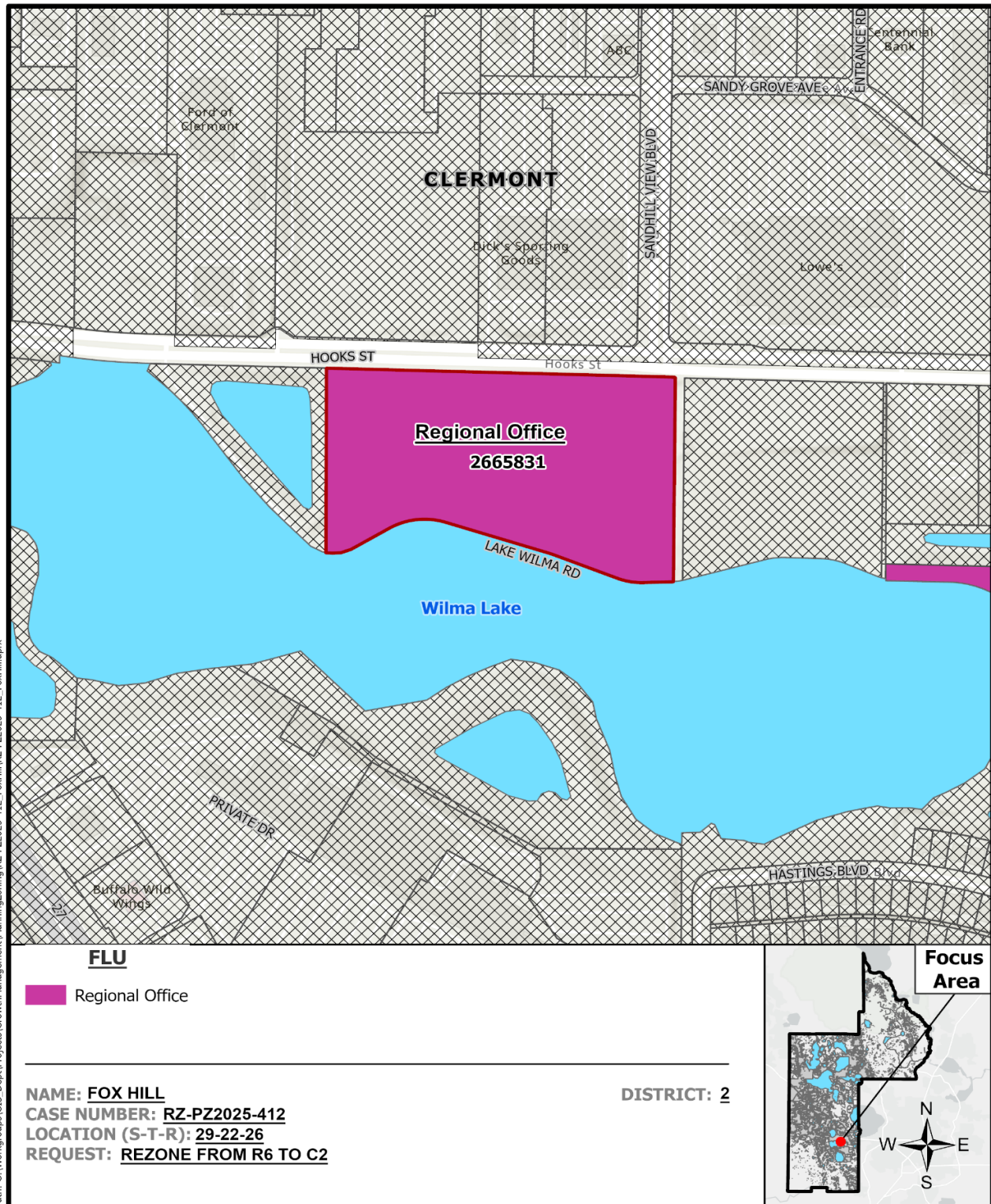
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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.

Attachment “A” – Future Land Use Map

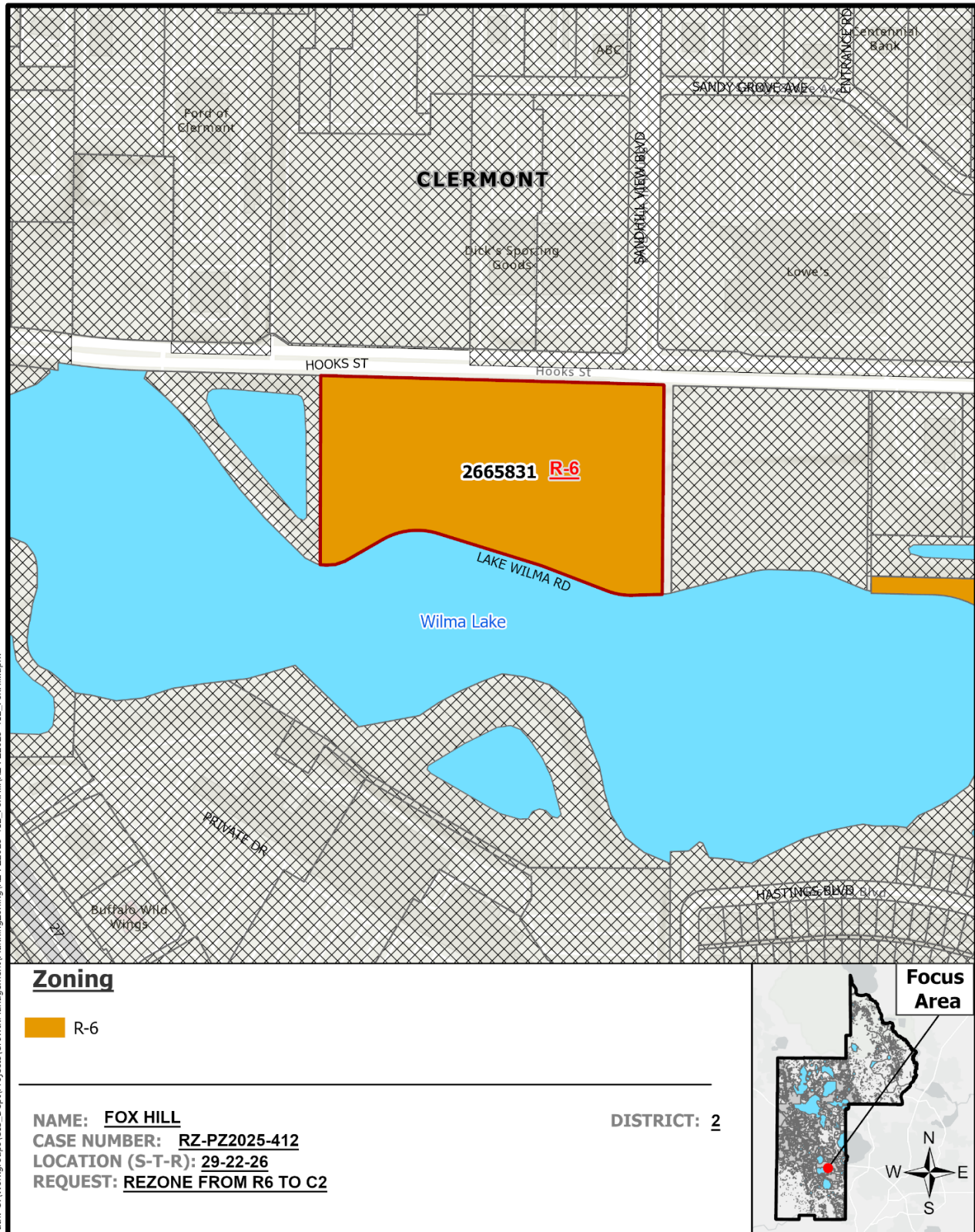
CURRENT FUTURE LAND USE



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-412_FoxHill.aprx
1/5/2026

Attachment “B” – Zoning District Map

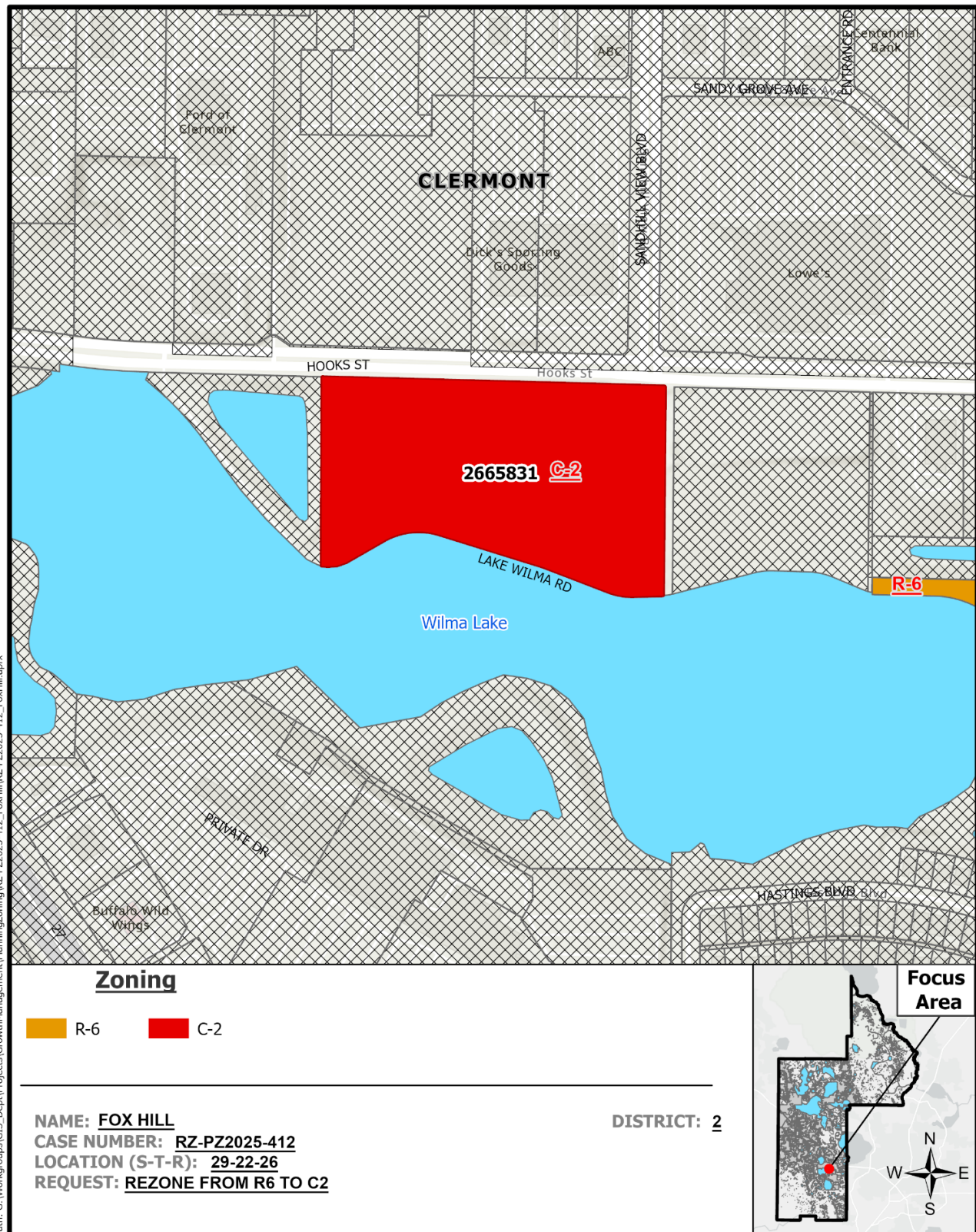
CURRENT ZONING



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-412_FoxHill.aprx
1/5/2026

Attachment “C” – Proposed Zoning District Map

PROPOSED ZONING



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-412_FoxHill\RZ-PZ2025-412_FoxHill.aprx
1/5/2026

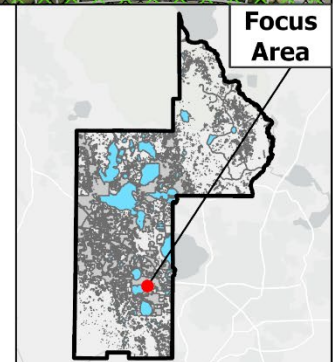
Attachment “D” – Lake Apopka Basin Overlay

RZ-PZ2025-412
Fox Hill



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-412_FoxHill.aprx

Rezone from R6 to C2



1/5/2026

Attachment “E” – Utility Notification



Mark Griffin
Public Services Assistant Director
3335 Hancock Road
Clermont, FL 34711

352-241-0178 X 6623
mgriffin@clermontfl.org

6/12/2025

Jimmy Crawford, Esq.
702 W. Montrose Street
Clermont, FL, 34711

RE: ALT Key 2665831

This letter is in response to your request regarding utility availability for the project located at ALT Key 2665831.

The property referenced is not located within the city limits of Clermont. The property is, however, located within the City's water/sewer utility service area and therefore, the City can provide utility service for up to an average daily flow of 74,000 gallons per day of potable water and 50,000 gallons per day of wastewater subject to compliance with applicable City Codes.

With a development proposal of 19 units per acre, this project will exceed Clermont's Comprehensive Plan maximum density allotment of 12 units per acre. This development will also increase the demand for water and sewer capacity that would not be accounted for in the City of Clermont Consumptive Use Permit with St Johns Water Authority.

Final approval for the provision of utility services to the property must be granted by the Clermont City Council and may be subject to additional conditions. To initiate the consideration process, the property owner must submit a request for a water and sewer utility agreement to be approved by City Council. Please contact Curt Henschel, Planning and Development Services Director, to proceed with requesting utility service for this project.

If you have any questions regarding the information provided, please contact me at (352) 241-0178.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Griffin', written over a light blue horizontal line.

Mark Griffin

Public Services Assistant Director

3335 Hancock Road • Clermont, FL 34711 • www.ClermontFL.gov

Attachment “F” – Project Narrative

PROJECT NARRATIVE

a) Description of Typical Operations and/or Activities Conducted on the Property

The subject property is currently vacant and unimproved. Historically, the site was utilized for mining and excavation-related activities; however, those activities have ceased, and no active operations are presently occurring on the property.

b) Statement Describing Any Changed Conditions That Would Justify a Rezoning

Several changed conditions justify the requested rezoning. First, the property is no longer used, nor suitable, for residential purposes due to its prior mining and excavation history and its current vacant condition. Second, the surrounding area has developed with nonresidential uses and is predominantly zoned City C-2 (Commercial), resulting in an inconsistency between the subject property’s County R-6 zoning and the surrounding zoning pattern. Third, it is functionally and contextually part of an urbanized, commercially oriented area. These changed conditions support the need to realign the zoning district with existing land use patterns and adopted planning policies.

c) Statement Describing Why There Is a Need for the Proposed Rezoning

The proposed rezoning is necessary to eliminate the inconsistency between the current County R-6 zoning and the property’s adopted Future Land Use designation of County Regional Office. The existing residential zoning does not allow uses that are compatible with the intended governmental, office, or community-oriented functions envisioned for the site. Rezoning to County CP with C-2 uses will provide appropriate regulatory standards to accommodate office and commercial-type uses suitable for a County Regional Office designation, while also ensuring compatibility with adjacent properties that are already zoned and developed for community commercial uses.

d) Statement Describing Whether and How the Proposed Rezoning Is Consistent with the Comprehensive Plan

The proposed rezoning from County R-6 to County CP with C-2 uses is consistent with the Comprehensive Plan. The property’s Future Land Use designation is County Regional Office, which anticipates office, governmental, and related support uses rather than residential development. The County CP with C-2 uses zoning district is compatible with and implements this Future Land Use designation by allowing uses that align with regional office and community-serving functions. The rezoning will bring the property into zoning conformance with its adopted Future Land Use classification, promote orderly development, and further the Comprehensive Plan’s goals of consistency, compatibility, and efficient use of land.

Attachment “G” – City of Clermont Comments



CITY OF CLERMONT
Development Services
685 W. Montrose St.
P.O. Box 120219
Clermont, FL. 34712-0219
352-394-4083
Fax: 352-394-3542

August 21st, 2026

Lake County Office of Planning & Zoning
315 W. Main St.
Suite 510
Tavares, FL 32778
Email: Leslie.Regan@lakecountyfl.gov

Re: Review Request | Fox Hill REZ | PZ2025-412 | AK 2665831

Dear Ms. Regan:

On June 12th, 2025, the City of Clermont provided a Utility Availability Letter as part of a request for a Utility Service Agreement for Water & Wastewater on the subject parcel for a proposed multi-family project. The letter stated that while the City may provide Utility Service to the subject parcel, Final Approval of the provision of Utility Services must be granted by the Clermont City Council and may be subject to additional conditions.

On July 30th, 2026, the City determined that the Rezoning request did not provide enough information to adequately review the request and provide a response at that time.

The City of Clermont requests that if Lake County does approve the Rezoning, that the applicant be subject to the following:

1. The applicant will be required to apply for a Utility Agreement with the City prior to approval of the site plan in the future. This includes compliance with any additional conditions that may be included in the Utility Agreement if approved by the City Council; and
2. The applicant shall comply with the applicable JPA regulations listed within Chapter XV of the Lake County LDR.

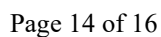
Should you have any questions, please feel free to contact me at (352)241-7309 or via email at jekruse@clermontfl.org.

Sincerely,

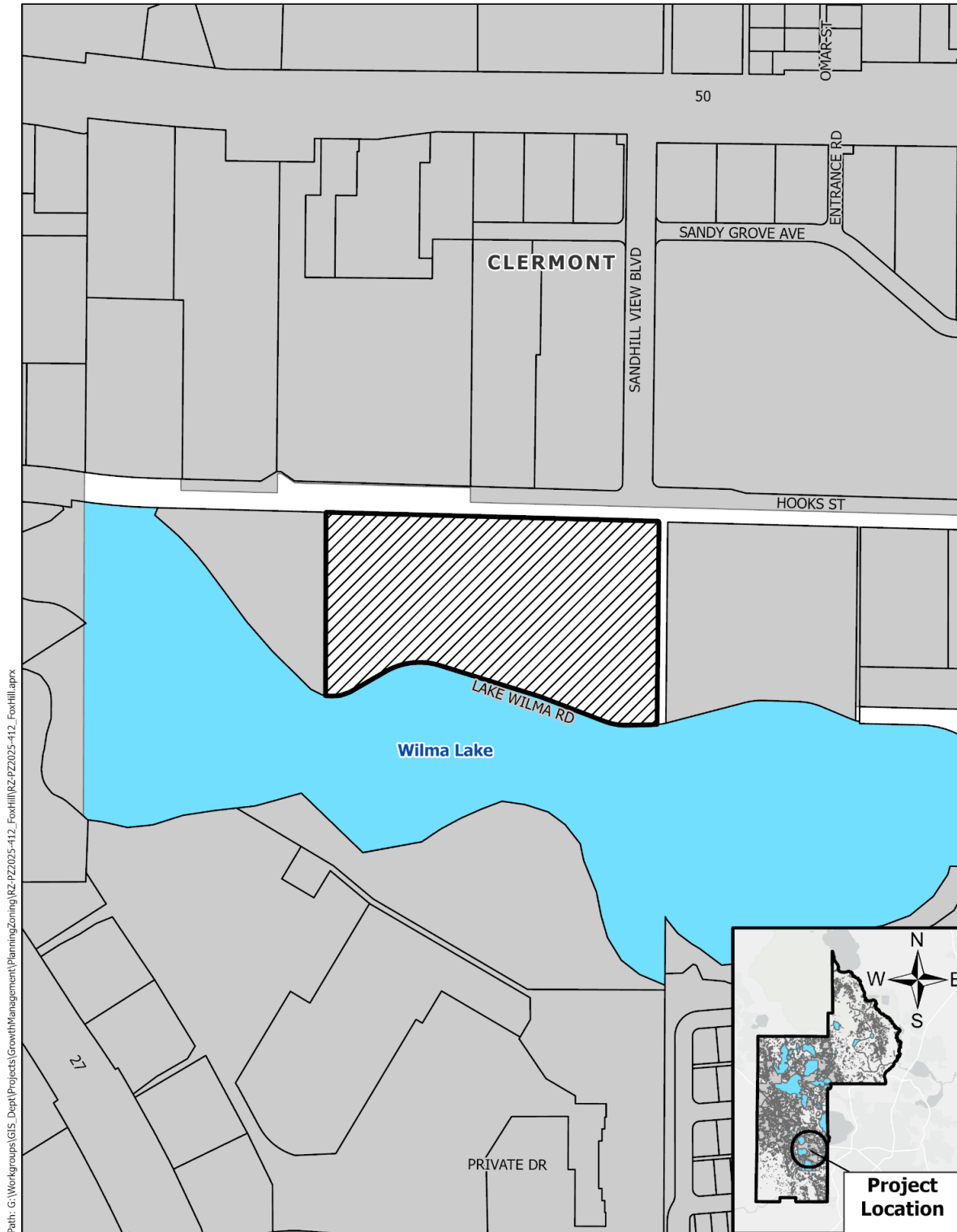

John Kruse, AICP
Planning Manager

Enclosures: Utility Availability Letter for Water & Wastewater

685 W. Montrose Street • Clermont, FL 34711 • www.ClermontFL.gov



Map of Subject Property

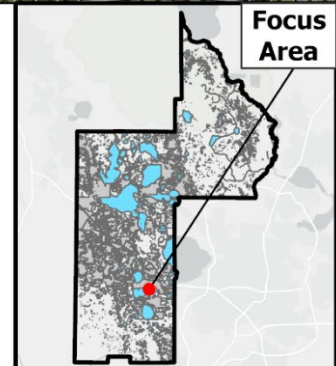


Aerial Map of Subject Property

RZ-PZ2025-412
Fox Hill



Rezone from R6 to C2



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-412_FoxHill.aprx

1/5/2026

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0

WHEREAS, Jimmy D. Crawford, Esquire (the “Applicant”) submitted a rezoning application on behalf of Fox Hill Builders, Inc. (the “Owner”), rezoning approximately 15.53 +/- gross acres from Agriculture (A) District to Planned Commercial (CP) District with Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses with a waiver to Land Development Regulations (LDR) Sections 15.02.10(B)(2), 15.02.10(C), and Tables 3.02.05 and 15.02.01B, and in regard to elevation changes and setback requirements; and

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

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

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

Page 1 of 14

between Exhibit “B” and this Ordinance, this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace any previous ordinance(s) including Conditional Use Permit #88/12/4-3.

A. Waivers.

1. A waiver to LDR Tables 3.02.05 and 15.02.01B shall be granted, allowing the western boundary to have a front setback of twenty-five (25) feet beginning from the western boundary line for a distance of 600 feet.
2. A waiver to LDR Section 15.02.10(A)(6) and 15.02.10(C) shall be granted, allowing elevation changes in topography that exceed fifteen (15) feet over but not to exceed twenty (20) feet over no more than fifteen percent (15%) of the project site (excluding roads and stormwater areas) in lieu of elevation changes that are limited to fifteen feet.

B. Permitted Land Uses.

1. Planned Commercial (CP) District utilizing allowed uses within the Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses.
2. Permitted land uses within the Lake Apopka Basin Overlay District contained within the Comprehensive Plan and zoning, as amended.
3. If multi-family use is utilized in the development, the total number of multi-family dwelling units shall be no more than one (1) unit per 10,000 square feet of gross leasable area of commercial space and the allowed FAR shall not be applied to such residential areas.
4. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
5. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

C. Open Space, Impervious Surface Ratio, Floor Area Ratio and Building Height. Open space, impervious surface ratio, floor area ratio shall be in accordance with the Comprehensive Plan and LDR, as amended.

D. Setbacks. Unless waived in subsection A above, the minimum setback for non-residential development will be as follows:

1. All buildings shall be setback no less than fifty (50) feet from all roads, or ingress/egress/utility easements bounding the project area. e
2. All buildings shall be setback twenty five (25) feet from the side property lines.
3. The minimum wetland setback is fifty (50) feet from jurisdictional wetland line.

E. Lake Apopka Basin Overlay District Area Site Design Standards. Development design shall be consistent with the development design standards for the Lake Apopka Basin Overlay District, in accordance with LDR Section 6.15.00 and Objective I-6.3 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

F. Bear Management.

1. Developer shall be required to use County approved, bear-resistant garbage carts, if available. If bear-resistant garbage carts are not available, regular carts shall be modified to be bear-resistant or keep cans in a secured location.
2. Developer shall not have bird and wildlife feeders that are not modified to exclude bears.
3. Developer shall be placed on notice that they are purchasing a property within an area known for Florida Black Bear habitat. New homeowners, if any, shall be given information published by the Florida Fish and Wildlife Conservation Commission regarding living among the Florida Black Bear and ways to reduce encounters.
4. All requirements regarding the Florida Black Bear management shall be included in the homeowner or property owner governing documents for the community and shall be enforced by the homeowner's/property owner's association for the property. Lake County shall have the right, but not the obligation, to enforce such provisions.

G. Landscaping, Buffering, and Screening.

1. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
2. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed. Existing vegetation located along the perimeter of the PUD may be used to count towards the minimum perimeter landscaping requirement.
3. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
4. The HOA/POA, as applicable, shall manage buffer areas in accordance with a management plan that protects native habitats and limits the proliferation of nuisance/exotic vegetative species. A copy of the management plan will be provided to the County.
5. Smart Irrigation Best Management Practices shall be utilized for all

landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.

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

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

I. Noise. A noise study shall be required at the time of site plan submittal and Owner shall be required to undertake any necessary remediation measures identified in the noise study. No amplified sound is permitted outside of a fully enclosed structure after 10:00 p.m. All amplified sound during an event, whether indoor or outdoor, must comply with the following:

1. A violation of this section occurs when amplified sound is plainly audible at a distance of twenty-five (25) feet or more from the property line. Violations of this section constitute a violation of the Conditional Use Permit and may be enforced through any legally available means, including the issuance of civil citations, notices of violation to appear before the Code Enforcement Special Master, or proceedings to revoke this Conditional Use Permit. The method of enforcement is at the sole discretion of the County.
2. *Amplified Sound* shall mean sound and sound volume that is increased by any electric, electronic, mechanical, or motor-powered means, to include sound that is produced by a radio, tape player, compact disc player, portable music or video player, cellular telephone, tablet computer, laptop computer, stereo, television, musical instrument, speaker, or other mechanical or electronic sound-making device, instrument, or other machine or device, used for the production, reproduction, or emission of sound which disturbs the peace, quiet, and comfort of other residents.
3. *Plainly Audible* means any electronically amplified sound that can be clearly heard by an officer using his normal hearing faculties not enhanced by any device. Where distance measurements are required by this section to determine whether sound is plainly audible, measurements shall be taken in accordance with the following requirements:
 - a. A law enforcement or code enforcement officer must have a direct line of site to the location of the noise (i.e., the event venue, barn, or the speaker), so that the officer can readily identify the distance involved.

- b. The law enforcement or code enforcement officer need not determine the particular words or phrases being produced or the name of any song or artist producing the sound. The detection of a rhythmic bass reverberating type sound is sufficient to constitute a plainly audible sound.

J. Transportation and Access Management. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended. Crosswalk enhancements will be installed including but not limited to additional painting or signage as appropriate as determined by the Public Works Department to ensure public safety.

K. Future Road Maintenance. Owner/developer shall be required to make provisions for all internal roads to be maintained to applicable County standards at Owner's, or Owner's successors and assigns, expense. The County shall not be responsible for any internal road maintenance.

L. Stormwater Management: The following shall apply unless waived as set forth in Subsection A above:

1. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
2. The Owner shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

M. Utilities.

1. The development will be serviced by public water/sewer provided by the City of Clermont. Neither central systems nor well and septic shall be allowed.
2. If use is residential, all homes constructed shall be Florida Water Star SM Program certified.

N. Lighting. All development will adhere to the dark-sky principles set forth in Section 15.02.07 and Section 3.09.00, LDR, as amended. These same provisions apply to individual lot owners as well as to common areas.

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

P. Schools. School Concurrency shall be met before final plat approval in accordance with the Comprehensive Plan and LDR, as amended.

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

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

Plan and LDR, as amended.

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

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

Section 2. Conditions.

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

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

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

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

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

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

way affect the validity of the remaining portions of this Ordinance.

Section 4.

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

Section 5.

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

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

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY CLOONEY, 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 – AKN 2665831

LAKE HIGHLANDS 29-22-26, TRACTS 37A, 37B, 38A, E 170.51 FT OF TRACT 38B--LESS BEG AT NE COR OF TRACT 37A, RUN S 0-15-47 W 35.01 FT, N 88-26-40 W 164.46 FT, N 0-15-47 E 35.01 FT, S 88-26-40 E 164.46 FT TO POB FOR RD R/W & LESS FROM SW COR OF NW 1/4 OF SEC 29 RUN S 88-26-37 E ALONG S LINE OF NW 1/4 A DIST OF 1483.16 FT, S 0-12-04 W 15 FT TO S LINE OF HOOKS ST & THE INTERSECTION WITH W LINE OF E 170.51 FT OF TRACT 38B FOR POB, CONT S 88-26-37 E 983.16 FT, S 0-15-50 W 35 FT, N 88-26-37 W 983.07 FT, N 0-12-04 E 35 FT FOR RD R/W-- PB 2 PG 25 ORB 1008 PG 668

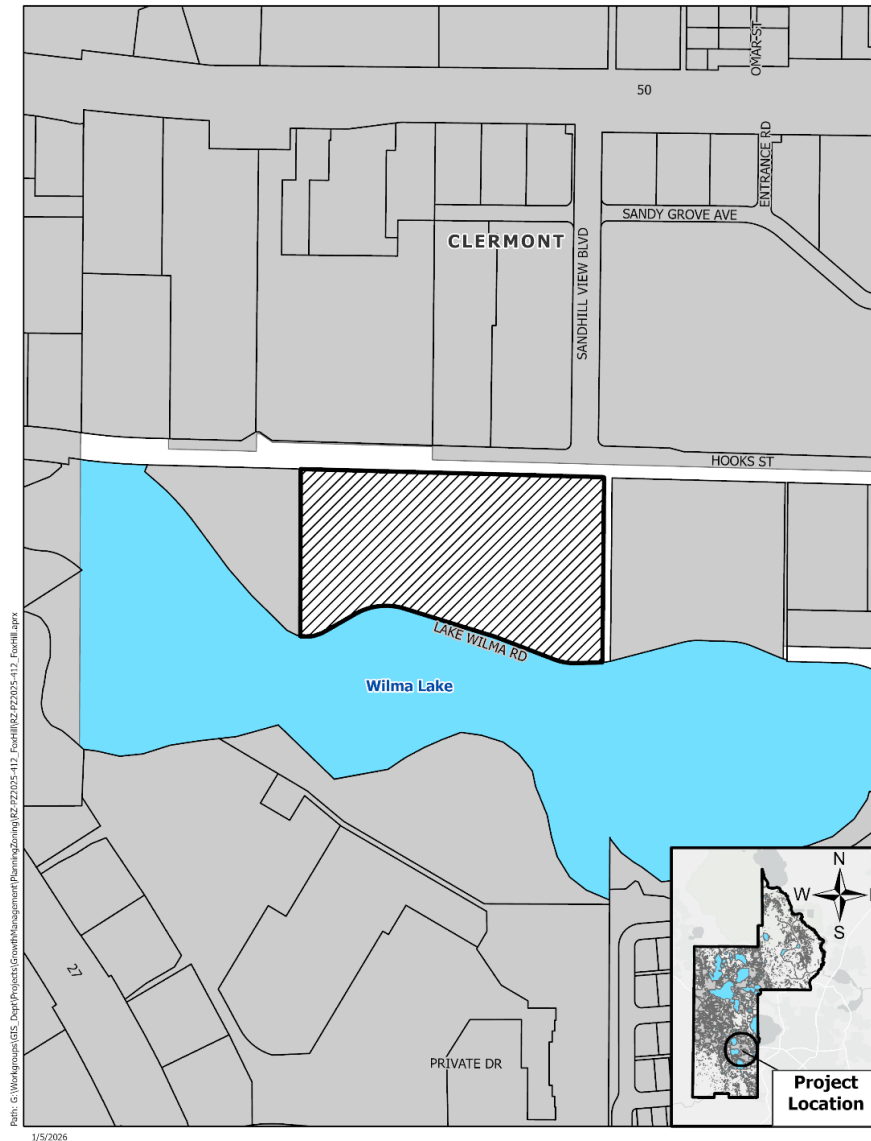


EXHIBIT "B" – CONCEPT PLAN

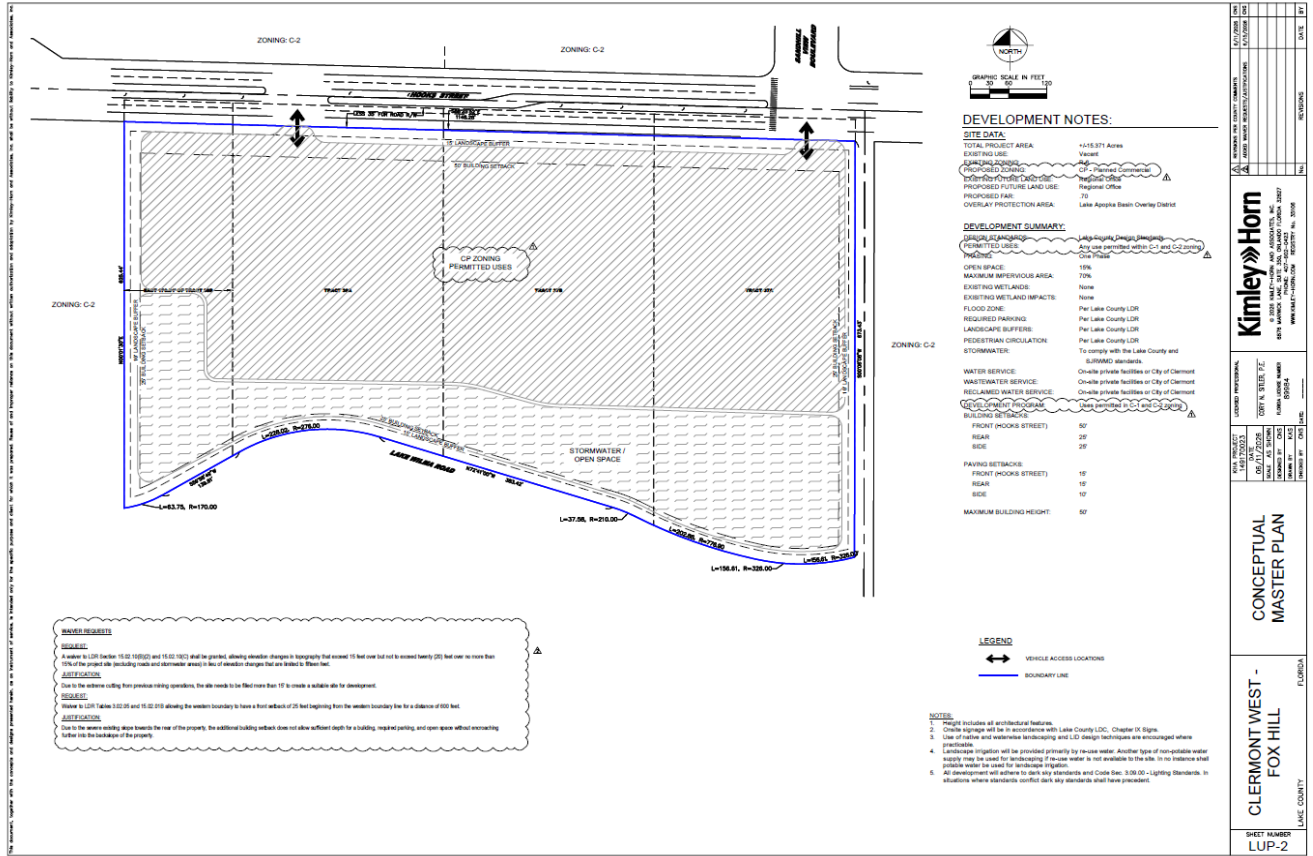
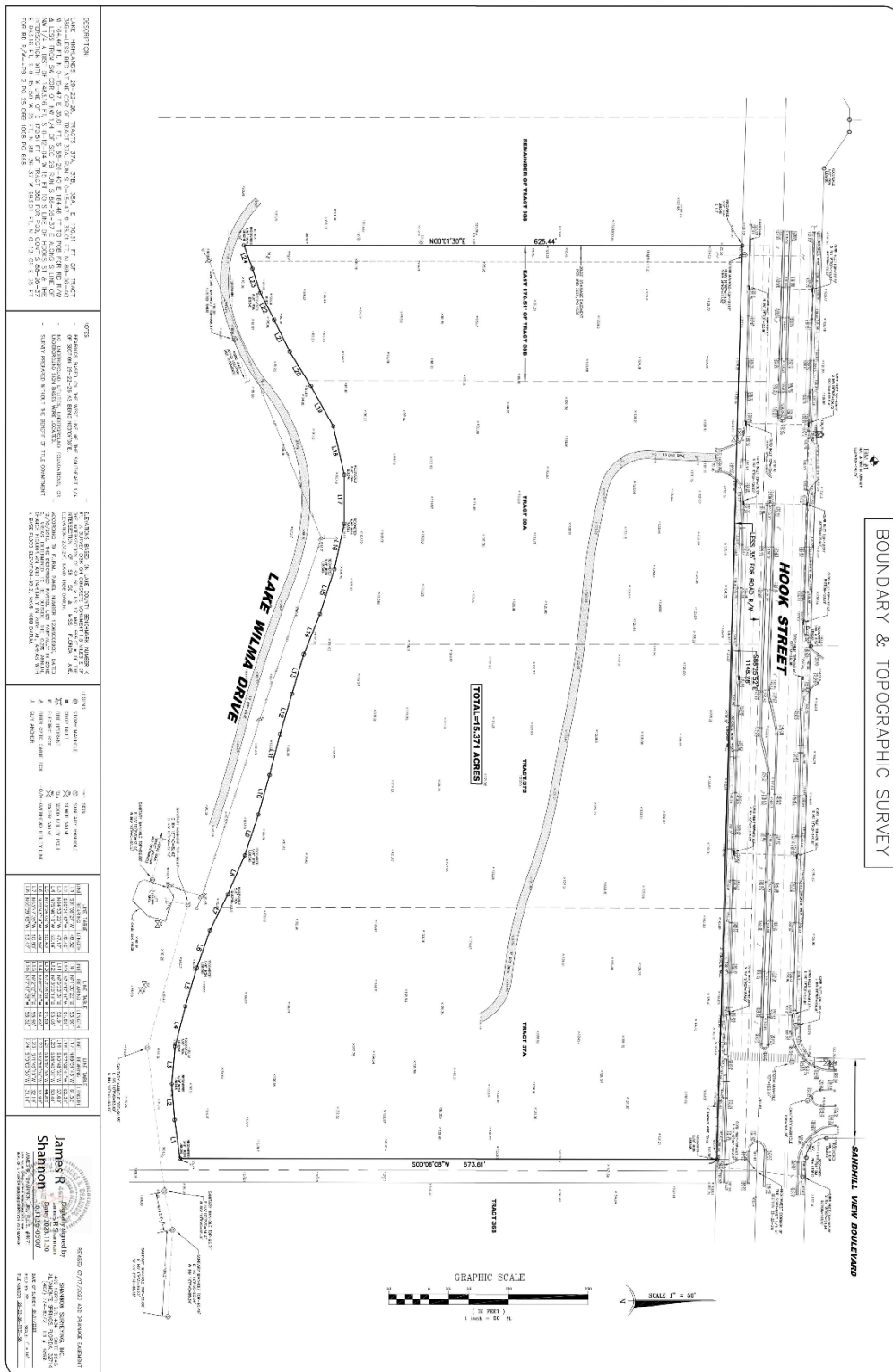
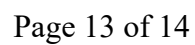


EXHIBIT “B” – CONCEPT PLAN



EXHIBIT “B” – CONCEPT PLAN



3
4
5

BOUNDARY & TOPOGRAPHIC SURVEY

SANDHILL VIEW BOULEVARD

TRACT 20A

LAKE WILMA DRIVE

TRACT 200

GRAPHIC SCALE

James F. Shannon

Shannon Engineering, Inc.

06/17/2023