

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA,  
2 AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND  
3 USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY ON APPROXIMATELY 12.06 +/-  
4 ACRES FROM RURAL FUTURE LAND USE CATEGORY TO INDUSTRIAL FUTURE LAND USE  
5 CATEGORY, LOCATED AT 26034 COUNTY ROAD 448A, IN THE MOUNT DORA AREA OF  
6 UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, AND  
7 LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR PUBLICATION AS REQUIRED BY  
8 SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING  
9 FOR AN EFFECTIVE DATE.

10 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal  
11 planning, and land development regulation in the State of Florida; and

12 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
13 Commissioners of Lake County to "[p]repare and enforce comprehensive plans for the development of the  
14 county"; and

15 **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the  
16 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030  
17 Comprehensive Plan; and

18 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs,  
19 now known as the Florida Department of Commerce, published a Notice of Intent finding the Lake County  
20 2030 Comprehensive Plan Amendment "In Compliance" with Chapter 163, Florida Statutes; and

21 **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
22 Comprehensive Plan Amendments; and

23 **WHEREAS**, on the 6th day of August 2025, this Ordinance was heard at a public hearing before the  
24 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

25 **WHEREAS**, on the 4th day of November 2025, this Ordinance was heard at a public hearing before  
26 the Lake County Board of County Commissioners for approval to adopt; and

27 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt  
28 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

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

31 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
32 Future Land Use Map is hereby amended to change the Future Land Use Category for the  
33 subject property, described in Exhibit "A" attached hereto, and incorporated in this Ordinance,  
34 from Rural to Industrial Future Land Use Category.

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

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

11 **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
12 challenged, shall be no less than 31 days after the state land planning agency notifies the  
13 local government that the plan amendment package is complete; however, the Effective  
14 Date shall be the date the Ordinance is recorded in the public records' of Lake County,  
15 Florida, at the applicant's expense. If timely challenged, this amendment shall become  
16 effective on the date the state land planning agency, or the Administration Commission  
17 enters a final order determining this adopted amendment to be in compliance. No  
18 development orders, development permits, or land uses dependent on this amendment may  
19 be issued or commence before it has become effective. If a final order of noncompliance is  
20 issued by the Administration Commission, this amendment may nevertheless be made  
21 effective by adoption of a resolution affirming its effective status, a copy of which resolution  
22 shall be sent to the state land planning agency.

23 ENACTED this 4 day of November, 2025.

24  
25 FILED with the Secretary of State November 4<sup>th</sup>, 2025.

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BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA

  
LESLIE CAMPIONE, CHAIRMAN

ATTEST:

  
GARY J. COONEY, CLERK  
Board of County Commissioners of  
Lake County, Florida



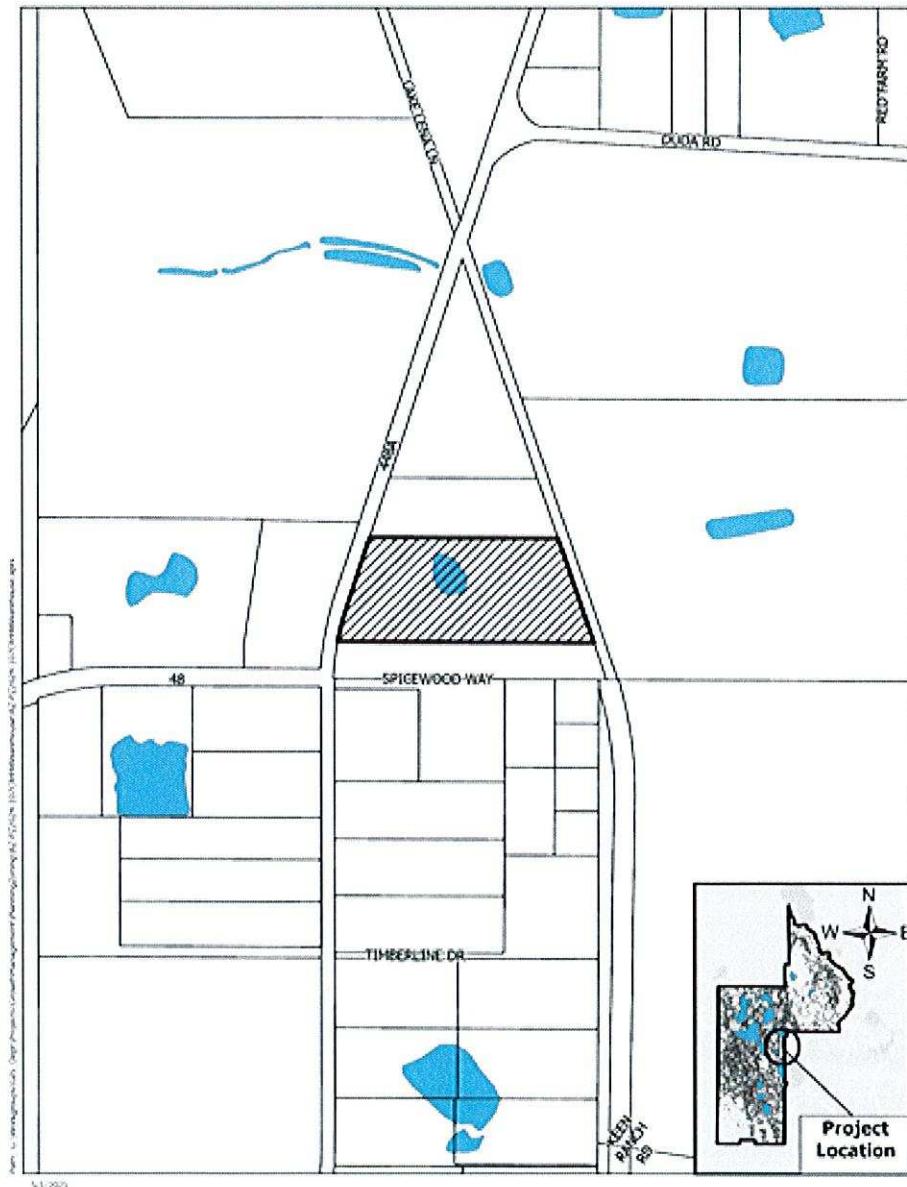
Approved as to form and legality:

M. Marsh 11/4/25

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Legal Description

The South 670.0 feet of the Southeast 1/4 of the Southwest 1/4, lying East of State Road No. 448-A and West of the S.C.L. railroad and that part of the Southwest 1/4 of the Southeast 1/4 lying West of the S.C.L. railroad, all in Section 24, Township 20 South, Range 26 East, Lake County, Florida.  
LESS the South 174.5 feet thereof.





FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 5, 2025

Gary J. Cooney  
Clerk  
Lake County  
315 W. Main Street  
Tavares, FL 32778

Dear Gary Cooney,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lake County Ordinance No. 2025-51, which was filed in this office on November 4, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp

ORDINANCE 2025-51

1 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA,  
2 AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND  
3 USE MAP TO CHANGE THE FUTURE LAND USE CATEGORY ON APPROXIMATELY 12.06 +/-  
4 ACRES FROM RURAL FUTURE LAND USE CATEGORY TO INDUSTRIAL FUTURE LAND USE  
5 CATEGORY, LOCATED AT 26034 COUNTY ROAD 448A, IN THE MOUNT DORA AREA OF  
6 UNINCORPORATED LAKE COUNTY, IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, AND  
7 LEGALLY DESCRIBED IN EXHIBIT "A;" PROVIDING FOR PUBLICATION AS REQUIRED BY  
8 SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING  
9 FOR AN EFFECTIVE DATE.

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11 planning, and land development regulation in the State of Florida; and

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36 Florida Statutes.

INSTRUMENT #2025139661  
OR BK 6631 PG 443 - 445 (3 PGS)  
DATE: 11/13/2025 10:19:17 AM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$27.00

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

11     **Section 4. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
12     challenged, shall be no less than 31 days after the state land planning agency notifies the  
13     local government that the plan amendment package is complete; however, the Effective  
14     Date shall be the date the Ordinance is recorded in the public records' of Lake County,  
15     Florida, at the applicant's expense. If timely challenged, this amendment shall become  
16     effective on the date the state land planning agency, or the Administration Commission  
17     enters a final order determining this adopted amendment to be in compliance. No  
18     development orders, development permits, or land uses dependent on this amendment may  
19     be issued or commence before it has become effective. If a final order of noncompliance is  
20     issued by the Administration Commission, this amendment may nevertheless be made  
21     effective by adoption of a resolution affirming its effective status, a copy of which resolution  
22     shall be sent to the state land planning agency.

23     ENACTED this 4 day of November, 2025.

24  
25     FILED with the Secretary of State November 4<sup>th</sup>, 2025.

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28     BOARD OF COUNTY COMMISSIONERS  
29     LAKE COUNTY, FLORIDA

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34     LESLIE CAMPIONE, CHAIRMAN

35     ATTEST:

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37     GARY J. COONEY, CLERK  
38     Board of County Commissioners of  
39     Lake County, Florida



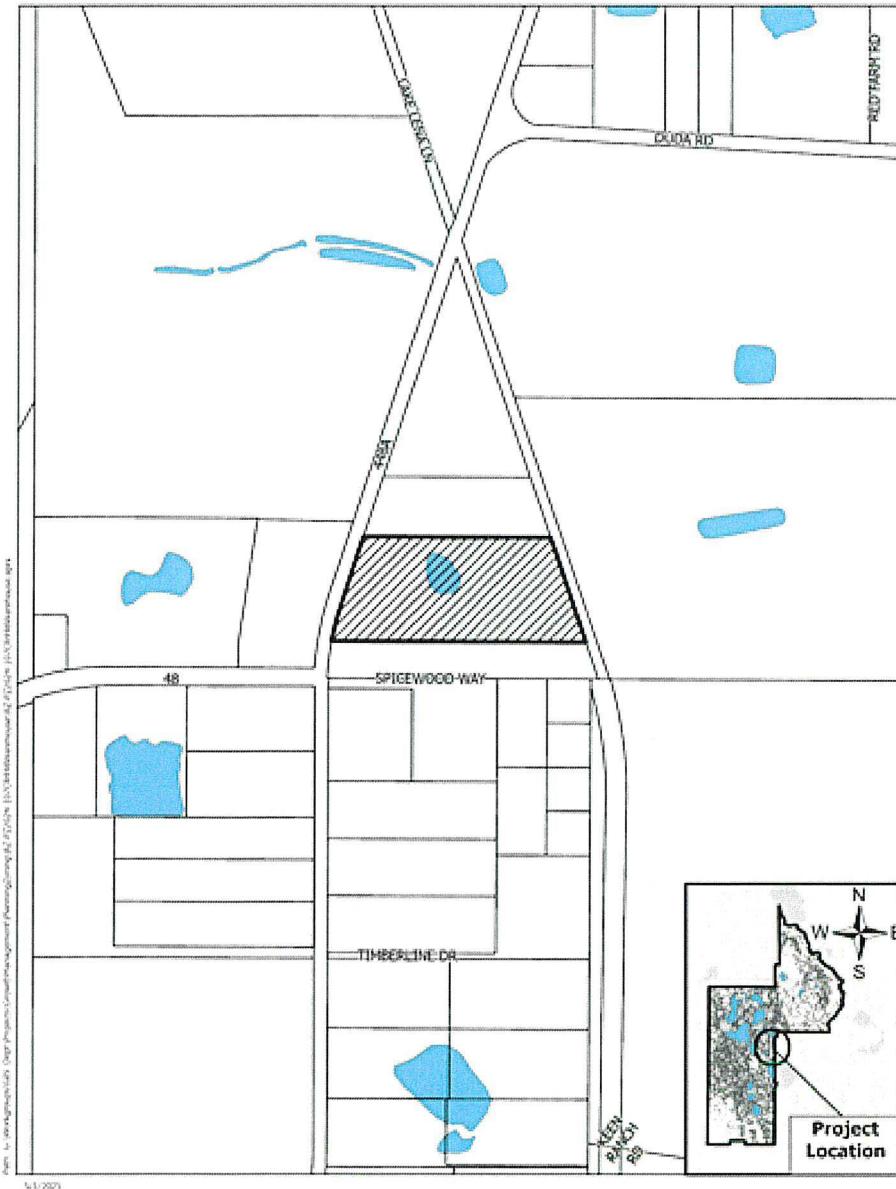
40     Approved as to form and legality:

41     M. Marsh 11/4/25

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43  
44     MELANIE MARSH, COUNTY ATTORNEY

## Exhibit "A" – Legal Description

The South 670.0 feet of the Southeast 1/4 of the Southwest 1/4, lying East of State Road No. 448-A and West of the S.C.L. railroad and that part of the Southwest 1/4 of the Southeast 1/4 lying West of the S.C.L. railroad, all in Section 24, Township 20 South, Range 26 East, Lake County, Florida. LESS the South 174.5 feet thereof.



ORDINANCE #2025-52

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 12.06 +/-  
ACRES FROM AGRICULTURE (A) DISTRICT TO PLANNED INDUSTRIAL (MP) DISTRICT TO  
FACILITATE THE DEVELOPMENT OF A WAREHOUSE, OFFICE, TRUCK SHOP, AND TRUCK  
YARD FOR THE PARCEL IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, LOCATED IN  
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN  
EFFECTIVE DATE.

**WHEREAS**, Selby G. Weeks, Klima Weeks Civil Engineering, Inc., (the "Applicant") submitted a rezoning application on behalf of Inland Group, LLC (the "Owner"), to rezone approximately 12.06 +/- acres from Agriculture (A) District to Planned Industrial (MP) District to facilitate the development of a warehouse, office, truck shop, and truck yard; and

**WHEREAS**, the subject property consists of approximately 12.06 +/- acres located at 26034 County Road 448A, in the unincorporated Mount Dora area in Section 24, Township 20 South, Range 26 East, known as Alternate Key Number 1441943, and more particularly described in Exhibit "A"; 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 6th day of August 2025, review Petition PZ2024-107; 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 4th day of November 2025; 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 from Agriculture (A) District to Planned Industrial (MP) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

#### A. Land Uses.

1. Warehouse
2. Office
3. Truck Shop
4. Truck Yard
5. Accessory Uses directly associated with the above uses may be approved by the County Manager or designee.

1       6. Any other use of the site not specified above shall require approval of an amendment  
2                    to this Ordinance by the Board of County Commissioners.

3       **B. Development Standards:**

4       1. Commercial Design Standards: Commercial design standards shall adhere and  
5                    apply commercial design standards consistent with the LDR, as amended.  
6       2. Open Space, Impervious Surface Ratio and Building Height: Open space,  
7                    impervious surface ratio, and building height shall be in accordance with the  
8                    Comprehensive Plan and LDR, as amended.  
9       3. Setbacks: Setback shall be in accordance with the applicable provisions of the  
10                   LDR, as amended.  
11       4. Landscaping, Buffering and Screening: Landscaping, buffering, and screening  
12                   shall be in accordance with the Comprehensive Plan and LDR, as amended.  
13       5. Parking: Parking shall be in accordance with the applicable provisions of the LDR,  
14                   as amended.  
15       6. Transportation/Access Management: All access management shall be in  
16                   accordance with the Comprehensive Plan and Land Development Regulations  
17                   (LDR), as amended.  
18                   Offsite road improvements that include turn lanes with paved shoulders on CR 448  
19                   at the site's entrance shall be required.  
20       7. Lighting: All development will adhere to the dark-sky principles set forth in Section  
21                   3.09.00, Land Development Regulations, as amended.

22       **C. Fire**: Compliance with Florida Fire Prevention Code and LDR's regarding adequate water  
23                   supply and emergency access is required. The Florida Fire Prevention Code mandates  
24                   specific fire protection features based on occupancy; these items will be addressed during  
25                   the building permitting phase. (i.e., automatic sprinkler system and fire alarm).

26       **D. Utilities**: Potable water will be provided by an onsite well, and sanitary sewer will be  
27                   provided by advanced OSTDS, with a master stormwater system that meets or exceeds  
28                   the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin  
29                   requirements. Pursuant to Comprehensive Plan Policy IX-3.1.1, entitled *Regional*  
30                   *Wastewater Service Criteria*, if this development generates wastewater discharge equal  
31                   to or greater than 100,000 GPD, it shall be required to connect to a regional system.  
32                   However, a central system may be used on a temporary basis until a regional system  
33                   becomes available. The temporary system must be staffed by a Florida licensed wastewater  
34                   treatment plant operator in accordance with state regulation and code and must be  
35                   planned, designed and constructed to serve as a nucleus of a future regional system, or  
36                   can act as a lift station with minimal modification.

37       **E. Signage**: All signage must be in accordance with the LDR, as amended.

38       **F. Noise**: Compliance shall be in accordance with the LDR, as amended.

39       **G. Concurrency Management Requirements**: All development must comply with the Lake  
40                   County Concurrency Management System, as amended.

1           **H. Development Review and Approval:** Prior to the issuance of any permits, the Owner  
2           shall be required to submit a site plan application generally consistent with **Exhibit B**  
3           (**Conceptual Plan**), attached, for review and approval in accordance with the  
4           Comprehensive Plan and LDR, as amended.

5           **I. Future Amendments to Statutes, Codes, Plan, and/or Regulations:** The specific  
6           references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake  
7           County Comprehensive Plan, and Land Development Regulations (LDR) shall include any  
8           future amendments to the Statutes, Code, Plans, and/or Regulations.

9           **J. Environmental Requirements.** Environmental resources shall be protected in accordance  
10          with the Comprehensive Plan and LDR, as amended.

11          **K. Stormwater and Floodplain Management.** The stormwater management system shall be  
12          designed in accordance with all applicable Lake County and St. Johns River Water  
13          Management District (SJRWMD) requirements, as amended.  
14          The developer shall be responsible for any flood studies required for developing the site  
15          and comply with FEMA, Comprehensive Plan and Land Development Regulations, as  
16          amended. Any development within the floodplain as identified on the FEMA maps will  
17          require compensating storage.

18          **L. Mass Grading for Site Development.** All grading for site development shall be in  
19          accordance with the Comprehensive Plan and LDR, as amended.

20          **Section 2. Conditions.**

21          A. After establishment of the facilities as provided herein, the property shall only be used for  
22          the purposes named in this ordinance. Any other proposed use must be specifically  
23          authorized by the Board of County Commissioners.

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

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

34          D. Construction and operation of the proposed use shall always comply with the regulations  
35          of this and other governmental permitting agencies.

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

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

4 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall  
5 submit applications for and receive necessary final development order approvals as provided  
6 in the Lake County Comprehensive Plan and Land Development Regulations. The applications  
7 for final development orders must meet all submittal requirements and comply with all County  
8 codes and ordinances, as amended.

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

12 **Section 4. Filing with the Department of State.** The Clerk is hereby directed forthwith to send a copy of  
13 this Ordinance to the Secretary of State for the State of Florida in accordance with Section  
14 125.66, Florida Statutes.

15 **Section 5. Effective Date.** This Ordinance will become effective as provided by law.

16 ENACTED this 4 day of November, 2025.

17 FILED with the Secretary of State November 4th, 2025.

18 EFFECTIVE November 4th, 2025.

23 BOARD OF COUNTY COMMISSIONERS  
24 LAKE COUNTY, FLORIDA

25   
26 Leslie Campione  
27 LESLIE CAMPIONE, CHAIRMAN

30 ATTEST:   
31 GARY J. COONEY, CLERK OF THE  
32 BOARD OF COUNTY COMMISSIONERS  
33 LAKE COUNTY, FLORIDA

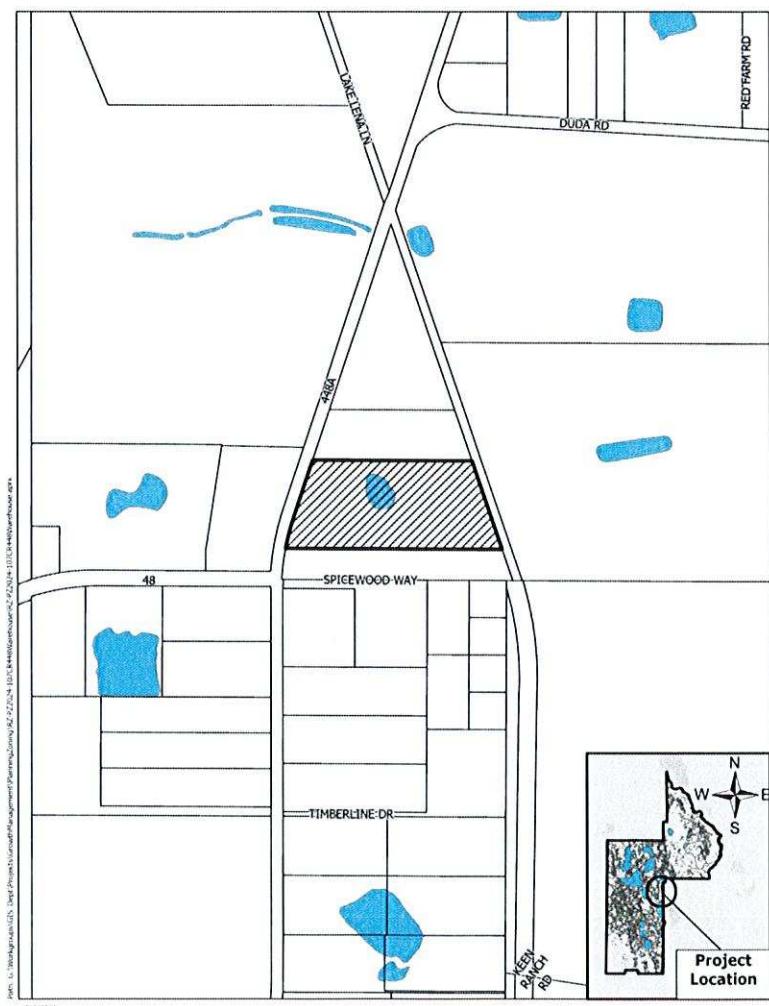


38 APPROVED AS TO FORM AND LEGALITY:

39 M. Marsh 11/4/25  
40 MELANIE MARSH, COUNTY ATTORNEY

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LESS the South 174.5 feet thereof.



**EXHIBIT "A" – CONCEPTUAL PLAN (1 of 2)**

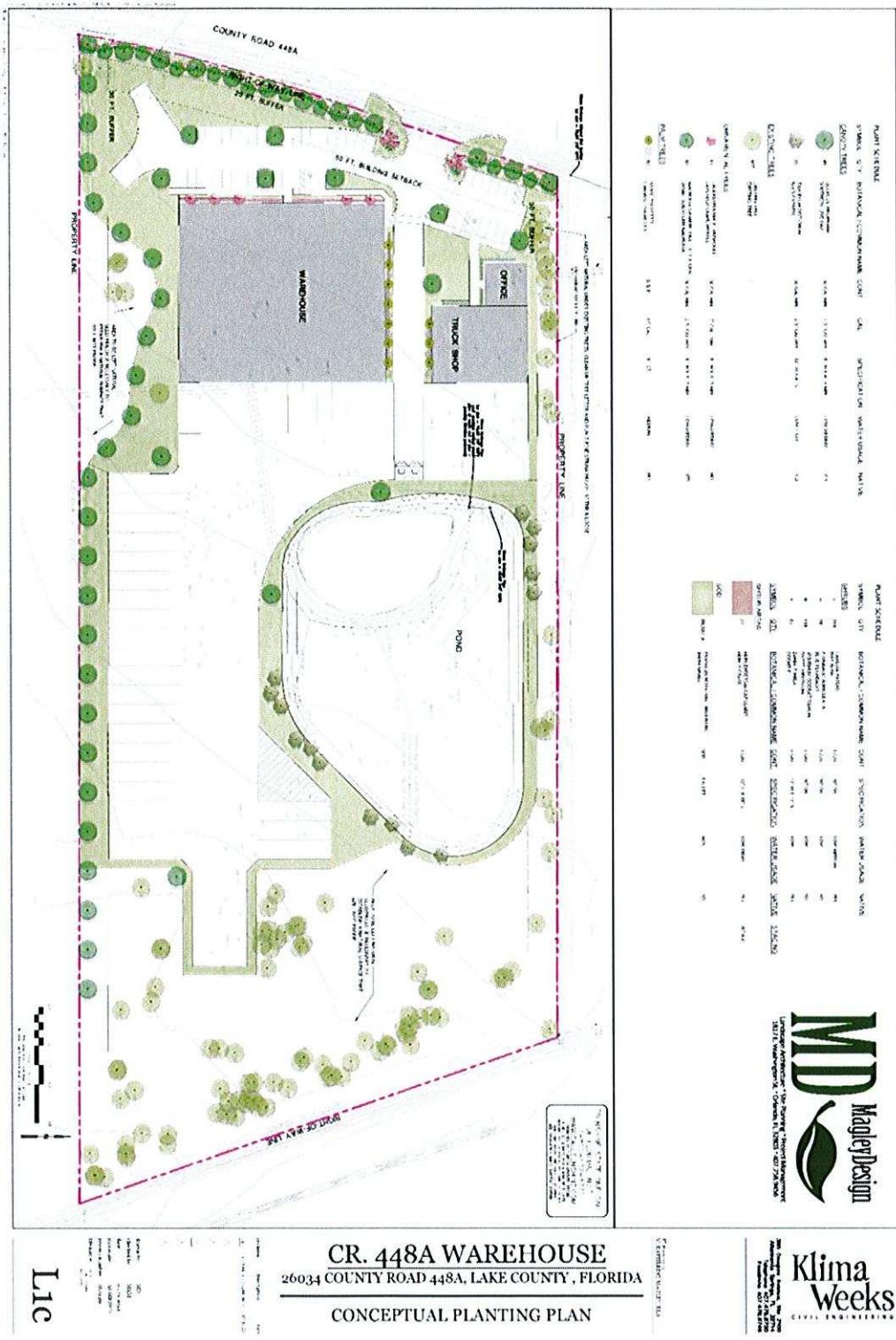


EXHIBIT "A" – CONCEPTUAL PLAN (2 of 2)

**SITE DATA:**

PROJECT AREA: 523,147. SF. (12.01 AC.) ▲ 1

EXISTING USE: VACANT RESIDENTIAL, WETLAND

PROPOSED USE: WAREHOUSE, OFFICE, TRUCK MAINTENANCE SHOP AND TRUCK YARD ▲ 1

EXISTING ZONING: AGRICULTURE

PROPOSED ZONING: PLANNED INDUSTRIAL (MP) ▲ 1

EXISTING FLU: RURAL

PROPOSED FLU: INDUSTRIAL

MAXIMUM ALLOWABLE BUILDING HEIGHT: 50 FT ▲ 1

PROPOSED BUILDING HEIGHT: 35 FT ▲ 1

**AREA CALCULATIONS:** ▲ 1

TOTAL SITE AREA (PROJECT AREA): 523,147. SF. / 12.01 AC.

MAXIMUM ALLOWABLE ISR: 0.80

PROPOSED ISR: 0.55

MAXIMUM ALLOWABLE FAR: 1.0

PROPOSED FAR: 0.11

PROPOSED MINIMUM OPEN SPACE: 0.45



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 5, 2025

Gary J. Cooney  
Clerk  
Lake County  
315 W. Main Street  
Tavares, FL 32778

Dear Gary Cooney,

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Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp

**ORDINANCE #2025-52**

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YARD FOR THE PARCEL IDENTIFIED AS ALTERNATE KEY NUMBER 1441943, LOCATED IN  
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EFFECTIVE DATE.

**WHEREAS**, Selby G. Weeks, Klima Weeks Civil Engineering, Inc., (the "Applicant") submitted a rezoning application on behalf of Inland Group, LLC (the "Owner"), to rezone approximately 12.06 +/- acres from Agriculture (A) District to Planned Industrial (MP) District to facilitate the development of a warehouse, office, truck shop, and truck yard; and

**WHEREAS**, the subject property consists of approximately 12.06 +/- acres located at 26034 County Road 448A, in the unincorporated Mount Dora area in Section 24, Township 20 South, Range 26 East, known as Alternate Key Number 1441943, and more particularly described in Exhibit "A"; and

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**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

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2. Office
3. Truck Shop
4. Truck Yard
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 shall require approval of an amendment to this Ordinance by the Board of County Commissioners.

## B. Development Standards:

1. Commercial Design Standards: Commercial design standards shall adhere and apply commercial design standards consistent with the LDR, as amended.
2. Open Space, Impervious Surface Ratio and Building Height: Open space, impervious surface ratio, and building height shall be in accordance with the Comprehensive Plan and LDR, as amended.
3. Setbacks: Setback shall be in accordance with the applicable provisions of the LDR, as amended.
4. Landscaping, Buffering and Screening: Landscaping, buffering, and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.
5. Parking: Parking shall be in accordance with the applicable provisions of the LDR, as amended.
6. Transportation/Access Management: All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

Offsite road improvements that include turn lanes with paved shoulders on CR 448 at the site's entrance shall be required.
7. Lighting: All development will adhere to the dark-sky principles set forth in Section 3.09.00, Land Development Regulations, as amended.

**C. Fire:** Compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access is required. The Florida Fire Prevention Code mandates specific fire protection features based on occupancy; these items will be addressed during the building permitting phase. (i.e., automatic sprinkler system and fire alarm).

**D. Utilities:** Potable water will be provided by an onsite well, and sanitary sewer will be provided by advanced OSTDS, with a master stormwater system that meets or exceeds the St. Johns River Water Management District (SJRWMD) Lake Apopka Basin requirements. Pursuant to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, if this development generates wastewater discharge equal to or greater than 100,000 GPD, it shall be required to connect to a regional system. However, a central system may be used on a temporary basis until a regional system becomes available. The temporary system must be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code and must be planned, designed and constructed to serve as a nucleus of a future regional system, or can act as a lift station with minimal modification.

**E. Signage:** All signage must be in accordance with the LDR, as amended.

**F. Noise:** Compliance shall be in accordance with the LDR, as amended.

**G. Concurrency Management Requirements:** All development must comply with the Lake County Concurrency Management System, as amended.

1           **H. Development Review and Approval:** Prior to the issuance of any permits, the Owner  
2           shall be required to submit a site plan application generally consistent with **Exhibit B**  
3           (**Conceptual Plan**), attached, for review and approval in accordance with the  
4           Comprehensive Plan and LDR, as amended.

5           **I. Future Amendments to Statutes, Codes, Plan, and/or Regulations:** The specific  
6           references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake  
7           County Comprehensive Plan, and Land Development Regulations (LDR) shall include any  
8           future amendments to the Statutes, Code, Plans, and/or Regulations.

9           **J. Environmental Requirements.** Environmental resources shall be protected in accordance  
10          with the Comprehensive Plan and LDR, as amended.

11          **K. Stormwater and Floodplain Management.** The stormwater management system shall be  
12          designed in accordance with all applicable Lake County and St. Johns River Water  
13          Management District (SJRWMD) requirements, as amended.

14          The developer shall be responsible for any flood studies required for developing the site  
15          and comply with FEMA, Comprehensive Plan and Land Development Regulations, as  
16          amended. Any development within the floodplain as identified on the FEMA maps will  
17          require compensating storage.

18          **L. Mass Grading for Site Development.** All grading for site development shall be in  
19          accordance with the Comprehensive Plan and LDR, as amended.

20          **Section 2. Conditions.**

21          A. After establishment of the facilities as provided herein, the property shall only be used for  
22          the purposes named in this ordinance. Any other proposed use must be specifically  
23          authorized by the Board of County Commissioners.

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

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

34          D. Construction and operation of the proposed use shall always comply with the regulations  
35          of this and other governmental permitting agencies.

36          E. The transfer of ownership or lease of any or all the property described in this Ordinance  
37          must include in the transfer or lease agreement, a provision that the purchaser or lessee is  
38          made aware of the conditions established by this Ordinance and agrees to be bound by  
39          these conditions. The purchaser or lessee may request a change from the existing plans  
40          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 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

**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. Filing with the Department of State.** The Clerk is hereby directed forthwith 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 5. Effective Date.** This Ordinance will become effective as provided by law.

ENACTED this 4 day of November, 2025.

FILED with the Secretary of State November 4th, 2025.

EFFECTIVE November 4<sup>th</sup>, 2025.

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

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**LESLIE CAMPIONE, CHAIRMAN**

ATTEST:

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

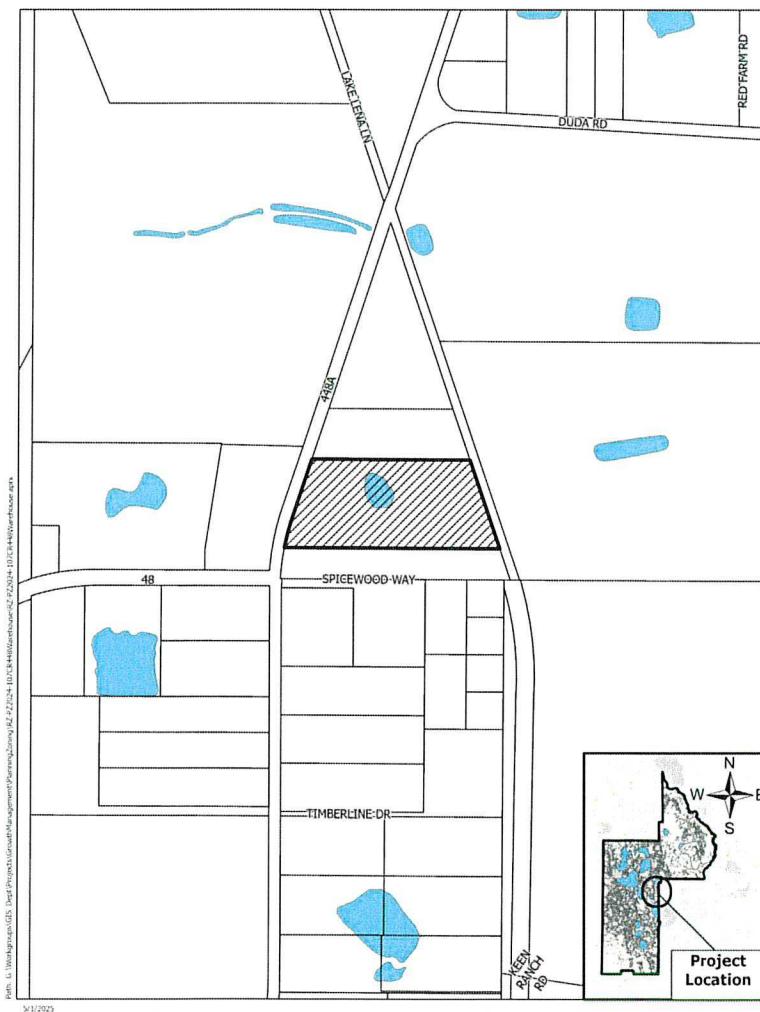


APPROVED AS TO FORM AND LEGALITY:

mmarsh 11/4/05

**EXHIBIT "A" – LEGAL DESCRIPTION.**

The South 670.0 feet of the Southeast 1/4 of the Southwest 1/4, lying East of State Road No. 448-A and West of the S.C.L. railroad and that part of the Southwest 1/4 of the Southeast 1/4 lying West of the S.C.L. railroad, all in Section 24, Township 20 South, Range 26 East, Lake County, Florida. LESS the South 174.5 feet thereof.



## EXHIBIT "A" – CONCEPTUAL PLAN (1 of 2)



1

EXHIBIT "A" – CONCEPTUAL PLAN (2 of 2)

**SITE DATA:**

PROJECT AREA: 523,147. SF. (12.01 AC.) ▲ 1

EXISTING USE: VACANT RESIDENTIAL, WETLAND

PROPOSED USE: WAREHOUSE, OFFICE, TRUCK MAINTENANCE SHOP AND TRUCK YARD ▲ 1

EXISTING ZONING: AGRICULTURE

PROPOSED ZONING: PLANNED INDUSTRIAL (MP) ▲ 1

EXISTING FLU: RURAL

PROPOSED FLU: INDUSTRIAL

MAXIMUM ALLOWABLE BUILDING HEIGHT: 50 FT ▲ 1

PROPOSED BUILDING HEIGHT: 35 FT

**AREA CALCULATIONS:**

TOTAL SITE AREA (PROJECT AREA): 523,147. SF. / 12.01 AC. ▲ 1

MAXIMUM ALLOWABLE ISR: 0.80

PROPOSED ISR: 0.55

MAXIMUM ALLOWABLE FAR: 1.0

PROPOSED FAR: 0.11

PROPOSED MINIMUM OPEN SPACE: 0.45

2

3