



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): January 4, 2023  
Board of County Commissioners (BCC): February 7, 2023

Case No. and Project Name: RZ-22-09-1, Paquette Property.

Applicant: Ms. Lisa Pownall

Owner: Luc Paquette Trustee

Requested Action: Rezone from the Mobile Home Rental Park District (RMRP) to Medium Suburban Residential District (R-4) for future land sale.

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

Case Manager: Bernice Gonzalez, MDUR, CMP, AICP, MCIP-I, Senior Planner

PZB Recommendation:

### Subject Property Information

Size: 4.9 +/- acres

Location: 15601 Battleground Lake, Clermont FL 34711

Alternate Key No: 1643783

Future Land Use Category: Urban Low (Attachment "A")

Existing Zoning District: "RMRP" Mobile Home Rental Park District (Attachment "B")

Proposed Zoning District: "R-4" Medium Suburban Residential District.

Joint Planning Area/ISBA: Groveland ISBA (South Lake ISBA Ord#2013-29)

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	City of Groveland	City of Groveland	Residential	Cypress Oaks Subdivision
South	Urban Low	Mobile Home Rental Park	Residential	-Existing Manufactured Home
East	City of Groveland	City of Groveland	Residential/ Water Retention Area	Cypress Oaks Subdivision
West	Urban Low	Agriculture	Vacant	Wetland

**– Summary of Analysis –**

The applicant is petitioning to rezone 4.9 +/- acres from the Mobile Home Rental Park District (RMRP) to Medium Suburban Residential District (R-4) for a future land sale. The subject parcel is developed with a manufactured home has an Urban Low Future Land Use Category designation (FLUC) in the 2030 Comprehensive Plan. The subject property is described as Groveland Farms, 15-22-25 N 1/4 of Tracts 31 & 32, according to the map or plat thereof, as recorded in Plat Book 2, Pages 10 & 11, Public Records of Lake County, Florida. The subject parcel is located adjacent to the municipal limits of the City of Groveland in unincorporated Lake County. (Attachment “C”). There is no development or conceptual plan being proposed at this time. (Attachment “D-F”)

The application was circulated for comments to the City of Groveland on April 15, 2022. No comments have been received.

<b>Table 1. Existing and Proposed Development Standards</b>					
	Zoning District	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	RMRP	20%	35%	Comp Plan Does Not Specify	50 Feet
Allowed*	R-4	55%	N/A	40%	40 Feet

\*No development is being proposed in connection with this rezoning application.

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;**

Applicant has indicated that, *“I don’t intend to build anything on the land but only to sell it for personal usage for a new buyer”*. Staff finds the proposed rezoning is consistent with applicable provisions of the Code.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;**

Applicant has indicated that, *“Like I did say before I don’t want to build anything on this land, but my purpose of the rezoning is to sell the land according to the County requirements”*. Staff finds the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan.

**C. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses;**

Applicant has indicated that, *“Since my neighbors is a compound of beautiful houses named Cypress Oaks, I do believe that this will increase the value of the land”*. Staff finds that the proposed rezoning is consistent with existing and proposed land uses.

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

Applicant has indicated that, *“The intention is to sell the land for personal matters and not to install mobile homes like it was before.”* The applicant indicated that the plans for the property have changed, and they will not be developing the property.

**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;**

Applicant has indicated that, *"I don't intend to build anything on the land but only to sell it for personal usage for a new buyer. The services and the utilities are already near the entrance of the land so it will be easy for a future buyer to connect to all the utilities from the city."* Demands on public facilities cannot be determined at this time, since there is no development being proposed on the parcel subject to the rezoning.

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

Applicant has indicated that, *"The intention is to sell the land for personal matters and not to install mobile homes like it was before"*. Staff finds that adverse impacts on the environment cannot be determined at this time, since there is no development being proposed on the parcel subject to the rezoning.

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

Applicant has indicated that, *"Since my neighbors is a compound of beautiful houses named Cypress Oaks, I do believe that this will increase the value of the land."* Impacts on property values cannot be determined at this time, since there is no development being proposed on the parcel subject to the rezoning.

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

Applicant indicated that, *"I don't want to build anything on this land but my purpose of the rezoning is to sell the land according to the County requirements."* Since there is no development being proposed on the parcel subject to the rezoning at this time, future development shall be consistent with the requirements of Lake County Comprehensive Plan and Land Development Regulations.

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

Applicant has indicated that, *"I really think that rezoning that property on a residential matter will be increasing the value and will be easier for a future buyer to build a beautiful home according to the County request."* Since no development plan or conceptual plan has been provided, a determination cannot be made as to whether the proposed rezoning would be in conflict with the public interest and in harmony with the purpose and intent of the Land Development Regulations.

**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.**

There are no other matters that may be deemed appropriate.



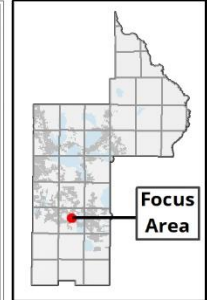
# Attachment "B" – Zoning Map



# Attachment "C" – Aerial



RZ-22-09-1  
Paquette Property



Mobile Home Rental  
Park (RMRP)  
to  
Medium Suburban (R-4)

## Attachment “D” – Project Narrative (Page 1 of 3)

Lake County FL

Attention to Mrs Bernice Gonzalez ,MDUR,CMP,AICP,MCIP

P.O.BOX 7800, Suite 510

Tavares, FL 32778

Object : Rezoning 15601 Battleground Lake, Clermont 34711

Mrs Gonzalez ,

Please consider the request of rezoning the land situated at 15601 Battleground Lake, Clermont FL 34711 on a residential lot .

The intention is to sell the land for personal matters and not to install mobile homes like it was before.

I don't intend to build anything on the land but only to sell it for personal usage for a new buyer .

Since my neighbors is a compound of beautiful houses named Cypress Oaks, I do believe that this will increase the value of the land .

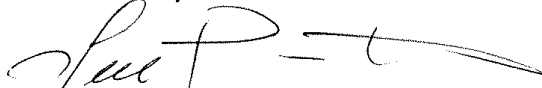
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## Attachment "E" – Project Narrative (Page 2 of 3)

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Like I did say before I don't want to build anything on this land but my purpose of the rezoning is to sell the land according to the County requirements .

Thanks for your consideration



Luc Paquette



## Attachment "F" – Project Narrative (Page 3 of 3)

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I don't intend to build anything on the land but only to sell it for personal usage for a new buyer .

Since my neighbors is a compound of beautiful houses named Cypress Oaks , I do believe that this will increase the value of the land .

The services and the utilities are already near the entrance of the land so it will be easy for a future buyer to connect to all the utilities from the city.

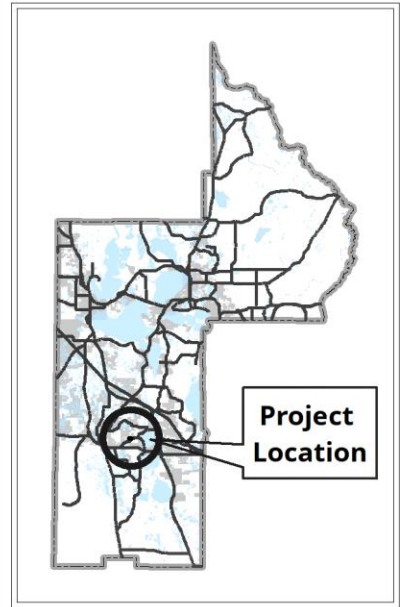
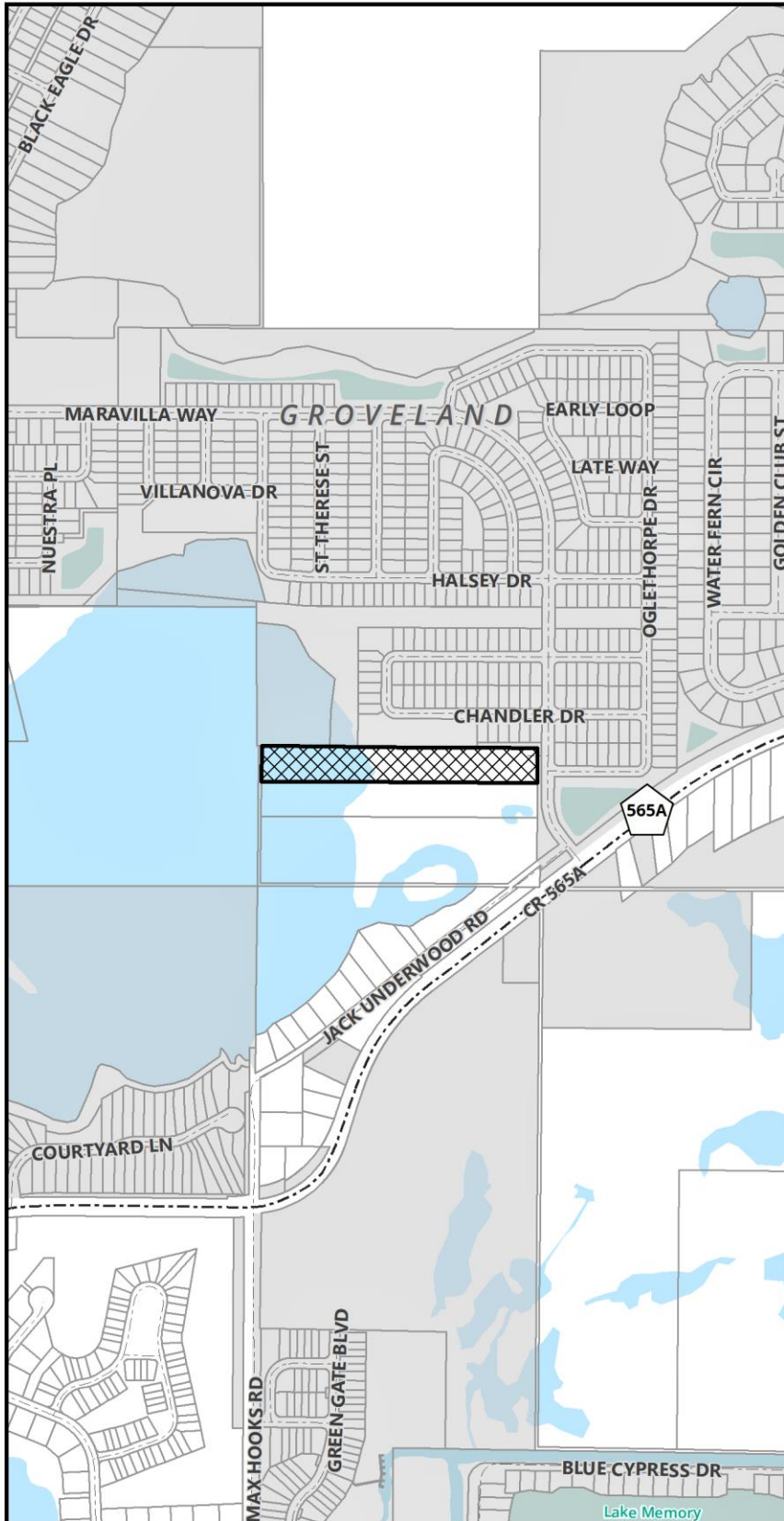
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Like I did say before I don't want to build anything on this land but my purpose of the rezoning is to sell the land according to the County requirements .

Thanks for your consideration

  
Luc Paquette

# Map of Subject Property



**ORDINANCE #2023-\_\_\_\_\_**  
**Paquette Property**  
**RZ-22-09-1**

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ms. Lisa Pownall (the “Applicant”) requested a rezoning application on behalf of Mr. Luc Paquette (“the Owner”) to rezone approximately 4.9 +/- acres from Mobile Home Rental Park District (RMRP) to Medium Suburban Residential (R-4) District for future land sale; and

**WHEREAS**, the subject property consists of 4.9 +/- acres located at 15601 Battleground Lake in the Clermont area of unincorporated Lake County, in Section 01, Township 22, Range 24, identified by Alternate Key Number 1643783, more particularly described as:

Groveland Farms, 15-22-25 N 1/4 of Tracts 31 & 32, according to the map or plat thereof, as recorded in Plat Book; 2, Pages 10 & 11, Public Records of Lake County, Florida.

**WHEREAS**, the property subject to the request is located within the Urban Low Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

**WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-22-09-1 on the 4th day of January 2023, after giving notice of the hearing on the petition for change in zoning, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 7th day of February 2023; and

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

**WHEREAS**, upon review, certain terms pertaining to the development of the above-described property has been duly approved.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the property described herein, subject to the following terms:

**Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to show the Medium Suburban Residential (R-4) District in accordance with this Ordinance. The uses of the property will be limited to those uses specified in the Lake County Land Development Regulations for the Medium Suburban Residential (R-4) District and consistent with the Urban Low Future Land Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM), 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 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.

1 **Section 5. Effective Dates. This Ordinance will become effective as provided by law.**  
2 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
3 **FILED** with the Secretary of State \_\_\_\_\_, 2023.  
4 **EFFECTIVE** \_\_\_\_\_, 2023.

5  
6 **BOARD OF COUNTY COMMISSIONERS**  
7 **LAKE COUNTY, FLORIDA**  
8

9 \_\_\_\_\_  
10 **KIRBY SMITH, CHAIRMAN**

11 **ATTEST:**

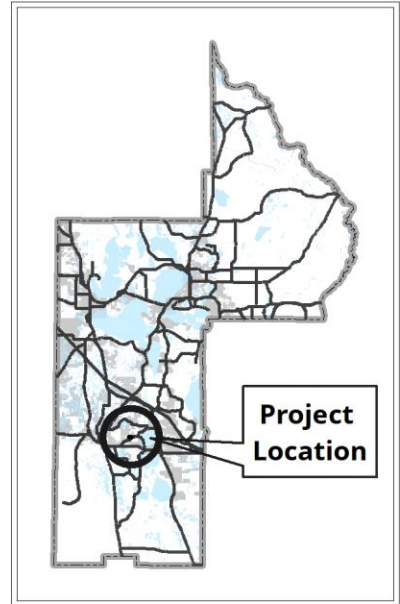
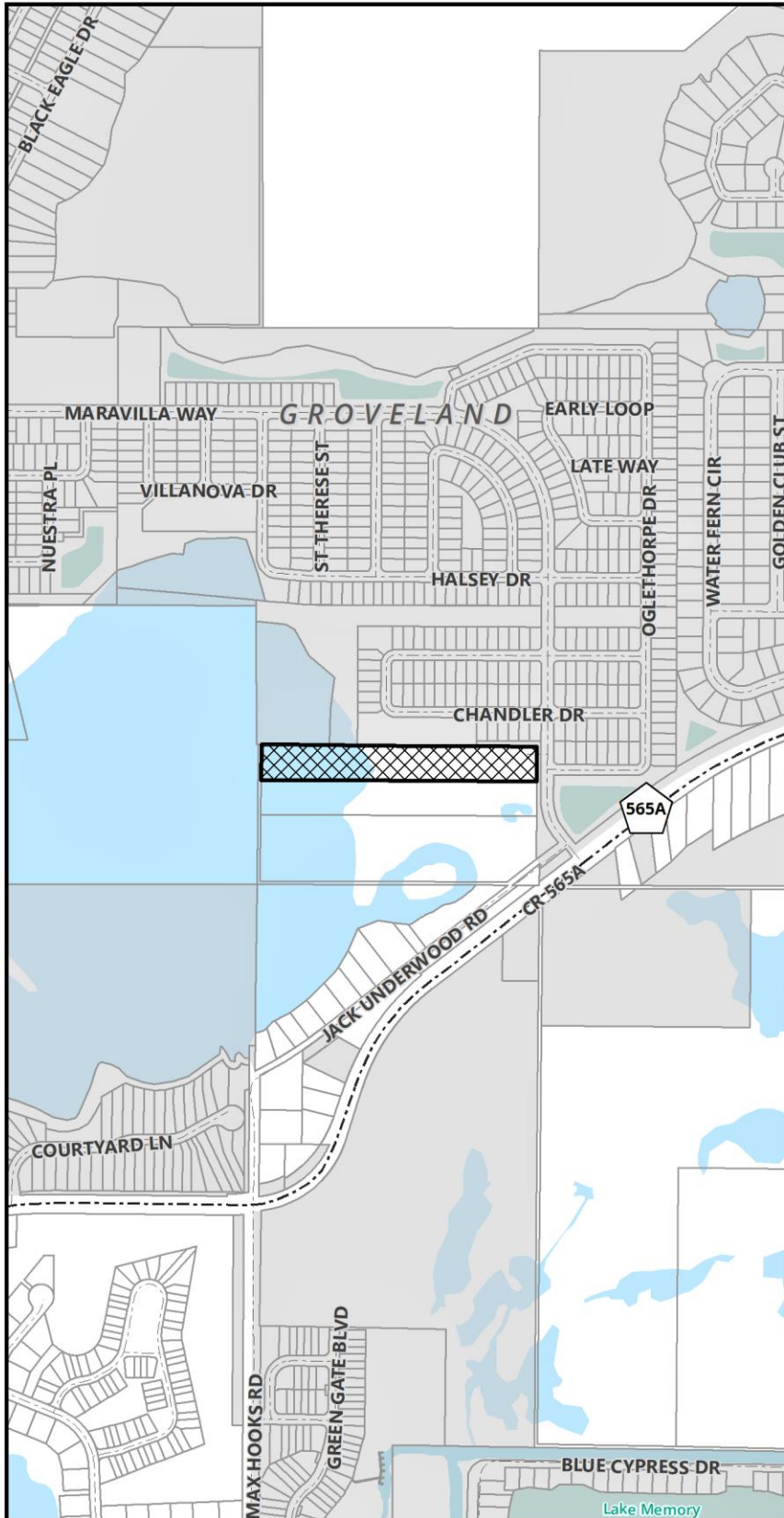
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16 **GARY J. COONEY, CLERK OF THE**  
17 **BOARD OF COUNTY COMMISSIONERS**  
18 **LAKE COUNTY, FLORIDA**  
19

20 **APPROVED AS TO FORM AND LEGALITY:**

21  
22  
23  
24 \_\_\_\_\_  
25 **MELANIE MARSH, COUNTY ATTORNEY**

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### Exhibit "A" – Map of Subject Property



# Exhibit "B" – Property Survey

