



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): April 5, 2023  
Board of County Commissioners (BCC): May 2, 2023

Case No. and Project Name: RZ-22-06-4, Reed Property

Applicant: Greg Beliveau, AICP (LPG Urban & Regional Planners)

Owner: John R. Reed

Requested Action: Rezone 6.4 +/- acres from Agriculture (A) to Light Industrial (LM) to allow the future development of a 50,000 square foot industrial building for light flex space on the property.

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

Case Managers: Bobby Howell, AICP, Planning Director

PZB Recommendation:

### Subject Property Information

Size: 6.4 +/- acres

Location: 22444 Coronado Somerset Drive, Sorrento, FL

Alternate Key No: 1709288

Future Land Use Category: Regional Office (Attachment "A")

Existing Zoning District: "A" Agriculture District (Attachment "B")

Proposed Zoning District: "LM" Light Industrial District

Joint Planning Area/ISBA: Mount Dora Joint Planning Area

Overlay Districts: Mt Plymouth-Sorrento Special Community Area and Wekiva Study Area

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Regional Office	Agriculture (A)	Vacant	Vacant parcel
South	Regional Office	Agriculture (A)	Residential	Single-family residence
East	Regional Office	Agriculture (A)	Stormwater retention for SR 453	Stormwater retention pond for SR 453
West	Regional Office	Agriculture (A)	Agricultural and Residential	Single-family residence and agricultural buildings

**- Summary of Analysis -**

The applicant is requesting a rezoning of 6.4 +/- acres from Agricultural (A) to Light Industrial (LM) to allow the future development of a 50,000 square foot industrial building for light flex space on the property. Currently there is a mobile home, carport, shed, and 5,000 square foot metal storage building on the property. The subject parcel has a Regional Office Future Land Use Category designation (FLUC) per the 2030 Comprehensive Plan. The parcel is located within the Mt Plymouth-Sorrento and Wekiva Study Area Overlays as well as the Mount Dora Joint Planning Area (JPA) and is within the boundaries of the Wolf Branch Innovation District, which has not yet been incorporated into the County's Comprehensive Plan. Per Comprehensive Plan Policy I-1.3.6, the Regional Office Future Land Use Category allows light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services provided these activities are limited to those without off-site impacts and take place primarily within an enclosed building.

The applicant has submitted, pursuant to Comprehensive Plan Policy I-1.3.6, a Concept Plan for the aforementioned industrial building. On-site parking, stormwater retention, and landscape buffers are provided including 30-foot-wide landscape buffers along the western, southern, and eastern property lines, and a 10-foot-wide landscape buffer along Coronado Somerset Drive. Access to the site is via Coronado Somerset Drive.

The current Agricultural zoning is inconsistent with the existing Regional Office Future Land Use. The subject parcel is located within the City of Mount Dora Utilities Service Area and the City has confirmed via letter that water and sanitary sewer service are available to the site as defined by the City's Land Development Code, Section 6.4.1 and 6.4.3. Additionally, the City has indicated that a Covenant to Annex and Utility Agreement shall be required prior to agreeing to provide utility services.

The subject property is located within the Wolf Branch Innovation District (WBID), which has not yet been incorporated into the County's Comprehensive Plan. The intent of the Wolf Branch Innovation District (WBID) has been taken into consideration in the review of this application. This application was sent to the City of Mt. Dora for review and comment. The City of Mt. Dora had no comments or objections to the request.

**Table 1. Existing and Proposed Development Standards**

	Zoning District	Maximum ISR	Minimum Open Space	Maximum Floor Area Ratio	Maximum Building Height
Existing	A	10%	N/A	N/A	40 Feet
Proposed	LM	70%	30%	100%	50 Feet

**- Analysis -**

**Land Development Regulations Section 14.03.03 Standards for Review.**

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

The request is consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands that benefit the public and general welfare. The LM zoning request will make the site consistent with the Regional Office Future Land Use Classification. The surrounding properties all have a zoning of Agriculture and a Future Land Use Classification of Regional Office, of which the Agriculture zoning is inconsistent with the Regional Office Future Land Use Classification.

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

The current Regional Office FLU does not allow Agricultural uses. The current zoning is inconsistent with the existing Regional Office Future Land Use. Per Comprehensive Plan Policy I-1.3.6, the Regional Office Future Land Use Category allows light industrial uses such as manufacturing, wholesale trade, transportation, communications, electric, gas and sanitary services provided these activities are limited to those without off-site impacts and take place primarily within an enclosed building. The Concept Plan depicts a light industrial building designed consistent with Policy I-1.3.6.

The property is located within the Wekiva Study Area. According to Objective I-3.4 of the Comprehensive Plan, the County shall regulate the use of land within the Wekiva Study Area (WSA), as defined by Florida Statutes, through land use strategies that protect and preserve the function of natural resources within the Wekiva Study Area, including but not limited to springs, springsheds, karst features, most-effective recharge areas, sensitive natural habitats, wetlands, wildlife, and wildlife corridors. Per Comprehensive Plan Policy 1-3.4.2, *Open Space Requirements within the Wekiva Study Area*, subsection 3 provides that open space for nonresidential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. An open space management plan shall be required to accompany the development, subject to County approval. The management plan shall establish conservation objectives, outline procedures, and define the roles and responsibilities for managing open space, including establishment of a Qualified Management Entity as appropriate. The management plan will also address wildfire mitigation requirements to include vegetation management practices to prevent hazardous fuel buildup and possible wildfire threat within the community. If not properly maintained, the County may enforce maintenance. Designated open space shall be clearly delineated on project site plans, including recorded plats, and marked in the field.

Per Comprehensive Plan Policies I-3.4.7 and I-3.4.8, Karst features will be required to be identified on a development proposal (site plan) and protected during construction and after development and maintain a setback of 100-feet that is comprised of a buffer that retains natural vegetation.

The applicant will be required to demonstrate compliance with all above policies upon the submittal of a development application to ensure the development is consistent with the Comprehensive Plan.

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

The current Regional Office FLU does not allow Agricultural uses. The current A zoning is inconsistent with the existing Regional Office Future Land Use. The surrounding properties are also zoned Agriculture and have a Regional Office Future Land Use Classification, which does not permit agricultural uses.

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

The current Regional Office Future Land Use designation does not allow Agriculture (A) uses and would require a rezoning to develop 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;**

Water and Sewer: The City of Mount Dora will be the future provider of utilities for the site. The development shall be served with an individual well and septic system unless public services become available, in accordance with the Comprehensive Plan and LDR, as amended. Septic and sewage service, as applicable, must be permitted in accordance with the Florida Department of Health (DOH) – Lake County, Florida Department of Environmental Protection (DEP), Comprehensive Plan, and LDR, as amended.

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

Public Safety: Fire Rescue Station #39 is located approximated 3.4 miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process.

Transportation Concurrency: Access to the site is off Coronado Summerset Road, which is a narrow road. The width of the road ranges from eighteen (18) to nineteen (19) feet. A standard road typically has ten (10) foot lanes or twenty (20) feet total in width for two lane low volume traffic. The change of use of the site would increase traffic and could add truck traffic to the existing roadway. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

Stormwater: 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.

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

The property is currently developed with a mobile home, carport, shed, and 5,000 square foot metal storage building. There is minimal tree canopy on site. Based on this, the proposed rezoning is not anticipated to result in significant adverse impacts on the natural environment.

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

There is no information within the rezoning application that specifies the effects on area property values.

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

The current Regional Office FLU does not allow Agriculture uses. The current Agriculture zoning is inconsistent with the existing Regional Office Future Land Use. The rezoning of the site to LM will allow the zoning of the property to be consistent with the Future Land Use designation.

**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**

The request will be in harmony with the general intent of the Comprehensive Plan and Land Development Regulations 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.**

There are not any other matters that may be deemed appropriate.



# Attachment "B" – Zoning Map



# Attachment “C” – Project Narrative (Page 1 of 13)



## John Reed 22444 Coronado Somerset Drive

Rezoning Request

Project Narrative

The subject property is located at 2244 Coronado Somerset Drive referenced by Alternate Key 1709288 and consists of approximately 6.17 acres. The subject property is in the Mount Dora joint planning area. Existing development includes a mobile home, carport, metal storage building, and storage shed. The surrounding area is transitioning from predominately residential in nature to a mix of uses, consistent with the Regional Office Future Land Use.



Figure 1. Project Location

1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824



# Attachment “C” – Project Narrative (Page 2 of 13)

John Reed-Planned Unit Development  
Project Narrative  
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**Project Request**

The request is to rezone the subject property from Agriculture (A) to Light Industrial (LM). The proposed development will consist of a 100’ x 500’ metal building for light industrial flex space (Figure 4). The existing development includes a mobile home (1,500 sq ft), carport (378 sq ft), metal storage building (5,000 sq ft) and shed (720 sq ft) which will be removed. The proposed rezoning will allow for light industrial uses.

The surrounding properties are zoned A and R-1 and the area is transitioning to a mix of commercial and residential. Existing setbacks are consistent with or exceed the setbacks in the A, R-1, and commercial zoning districts.

A 30-foot Type D landscaping buffer will be provided on the Northern, Western and Southern property boundaries. The applicant is requesting a waiver from the landscape buffer on the Eastern boundary according to Section 9.01.03. The Eastern boundary has an existing tree buffer on the Florida Department of Transportation (FDOT) water retention pond site. Requiring the applicant to buffer an FDOT water retention pond is a significant financial burden. The existing landscaping on FDOT’s site will be used to meet the required plantings on the Eastern property boundary. The site will encompass the 12 required parking spaces as well as a water retention pond. The rest of the site will be left as passive open space.

**Future Land Use**

The future land use is Regional Office as demonstrated in Figure 2, which permits commercial and light industrial uses. As indicated in Policy I-1.3.7 the Regional Office FLU is “intended to accommodate commercial development which exhibits a high level of site and building amenities to include landscaping.” Limited light industrial uses are permitted within the designation. Regional Office category shall be located on collector and arterial roadways to minimize local traffic.

Areas designated as Regional Office are characterized by increasing densities with mixed uses. The development pattern in the surrounding area is transitioning from an area of predominately single-family residential uses as demonstrated in Table 1, to a mixed-use area.

Direction	Future Land Use	Zoning	Current Use
North	Regional Office	A	Residential & Vacant
South	Regional Office	A	Residential
East	Regional Office	A, R-1	Retention Pond & Vacant





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West	Regional Office	A	Residential
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Table 1. Surrounding Land Uses

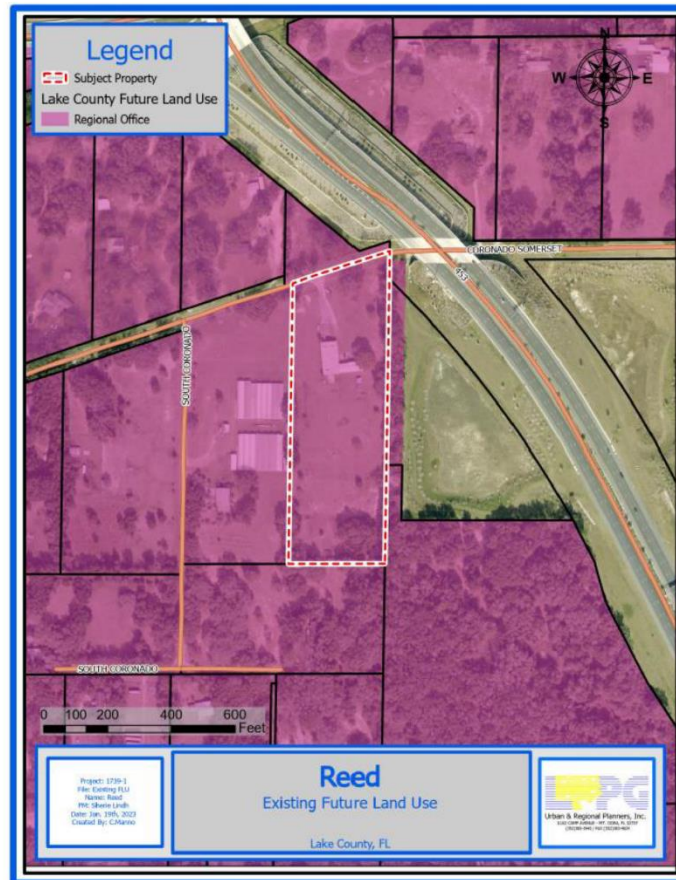


Figure 2. Existing Future Land Use

The proposed rezoning request is consistent with the Regional Office future land use. The use requested is light industrial and the existing buildings will be removed prior to construction of the 100' x 500' building.



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The surrounding area is part of the Mount Dora Joint Planning Area, the city has included this area as part of the Wolf Branch Innovation District. Mount Dora intends for this area to be an employment center and is encouraging commercial, office and limited industrial uses with limited residential.

Mount Dora's Wolf Branch Innovative District designates the uses of the subject property as warehousing, manufacturing and industrial as demonstrated by Figure 3. The proposed light industrial use is consistent with the planned uses in the Wolf Branch Innovative District.

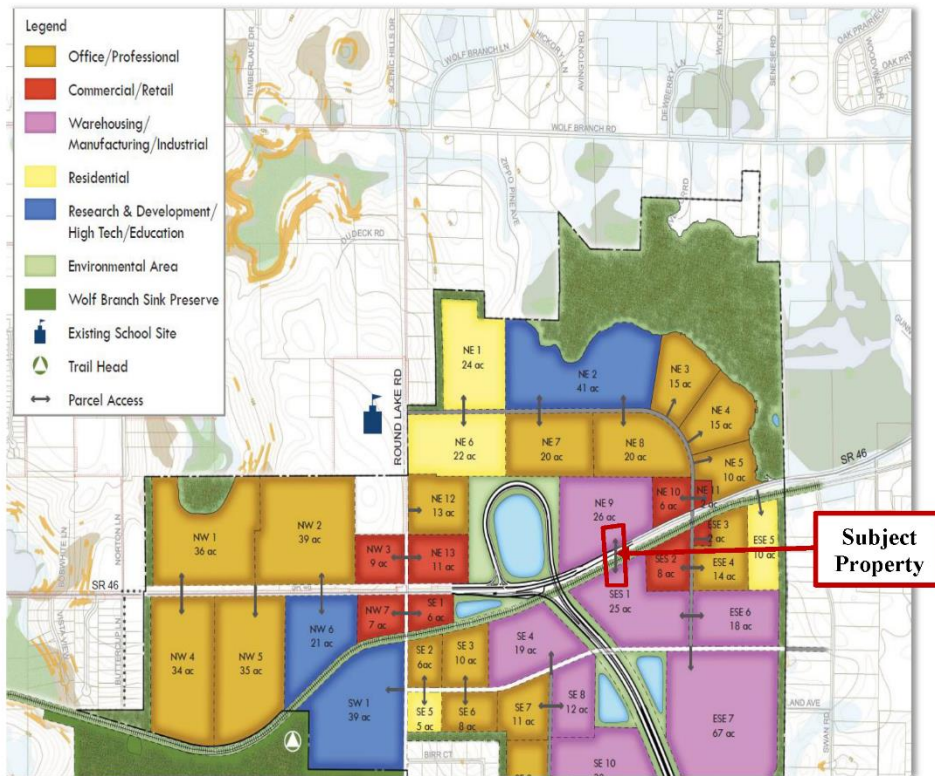


Figure 3. Wolf Branch Innovation District



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**Public Facilities Analysis**

In accordance with Policy I-7.13.3 see the required public facilities analysis below.

**Potable Water Analysis**

The subject property is in the Mount Dora utility service area. Existing development will be served by an existing on site well. No additional construction is planned at this time and the water demand will not change because of this application.

**Sanitary Sewer Analysis**

The subject property is in the Mount Dora utility service area. The existing development will be removed. The wastewater demand will not change because of this application.

**Solid Waste Analysis**

The proposed amendment will be consistent with the County’s adopted level of service. The solid waste demand will not change as a result of this application.

**Transportation Impact Analysis**

As demonstrated in Table 2a, 2b, 2c, the proposed rezoning to LM will generate 2 additional trips. Based on LDC Section 5.01.02 the proposed project is exempt from concurrency as the proposed number of trips generated will have a de minimis impact on the surrounding roadway network.

**Proposed Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
General Light Industrial	5,000 KSF	110	25	3	0	3
<b>TOTAL GROSS TRIPS (PROPOSED)</b>			<b>25</b>	<b>3</b>	<b>0</b>	<b>3</b>

**Table 2a. Proposed Trip Generation**



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**Existing Land Use Program**

Land Use	Size/Unit	ITE Code	Daily Trips	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
Single Family	1	210	9	1	0	1
<b>TOTAL GROSS TRIPS (EXISTING)</b>			<b>9</b>	<b>1</b>	<b>0</b>	<b>1</b>

Table 2b. Existing Trip Generation

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

Land Use	PM Peak Hour Trips	PM Trips Enter	PM Trips Exit
<b>TOTAL NET TRIPS (PROPOSED – EXISTING)</b>	<b>2</b>	<b>0</b>	<b>2</b>

Table 2c. Net Trip Generation

**Environmental Impact Analysis**

The subject property has no wetlands. Any required agency permits will be obtained prior to site development consistent with the requirements of the Land Development Code.

**Comprehensive Plan Consistency**

The rezoning is consistent with the following policies:

**Policy I-1.1.2 Economic Development.**

The proposed rezoning promotes economic development by activating the underlying land use of the Regional Office FLU by establishing a light industrial land use on the subject property. This furthers the County’s intention of encouraging Industry/Innovation.

**Policy I-1.1.6 Evaluation of Facilities and Services**

All needed facilities are available for light industrial. The proposed lot is served by an individual well and onsite septic system. The increase in vehicle trips is de minimis.

**Policy I-1.2.2 Consistency between Future Land Use and Zoning**

The rezoning request promotes the intention to provide consistency between the Future Land Use of a property and the zoning of the property. Through the rezoning to Light Industrial (LM) the applicant is requesting to activate the underlying Regional Office FLU designation. The building will only house those light industrial uses that are consistent with the list of uses provided in Policy I-1.3.7. The proposed intensity is consistent with



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Table FLUE 2, open space is provided at 77%, where 25% is required; ISR is proposed at 27%, where the light manufacturing zoning designation allows for a maximum of 75%.

**Policy I-1.3.10 Commercial Activities with the Urban Future Land Use Series.**

The rezoning supports the existing Regional Office FLU designation by allowing the establishment of light industrial uses.

**Policy I-1.3.10.1 Access to Commercial Land Use.**

Access to the site is existing and provided by Coronado Somerset Drive. The conversion of the existing buildings to light industrial uses will have a de minimis impact of traffic. Trip generation is planned to increase by only 16 trips.

**Policy I-1.3.10.2 Commercial Service Area.**

Care was taken in the design to utilize disturbed areas of the site to the greatest extent possible. As such, the loading area is located in front of the existing building, on a portion of the existing paved driveway. The loading zone is approximately 150 feet from the front property line. Parking and circulation are located to the east of the existing paved driveway. New parking and circulation for the parking is proposed with a paved handicap parking space and paved accessible walkway is provided to the building.

**Policy I-1.3.10.3 Commercial Site Design and Compatibility with Adjacent Land Uses.**

As proposed the new use will have a limited impact on the surrounding area. No existing buildings will remain.

The buildings are setback from the roadway a minimum of 178 feet, a 30-foot landscape buffer is proposed along the North, West, and South property boundary. A parking area is provided including the required handicap parking space.

The proposal is consistent with the planned uses in the area. The existing area is transitioning from predominately single family residential to a mix of uses. The proposed use is consistent, and buffers are provided to minimize any perceived impacts as the area transitions to a commercial or mixed-use area.

**Rezoning Request**

The proposed rezoning to Light Industrial is sought to permit light industrial uses. The existing zoning is A, Agriculture as demonstrated by Figure 5. The A zoning district does not permit the internet sale of used auto parts. Open space is provided, and the current buildings meet the required setbacks. The use is consistent with the existing and planned development pattern in the surrounding area.

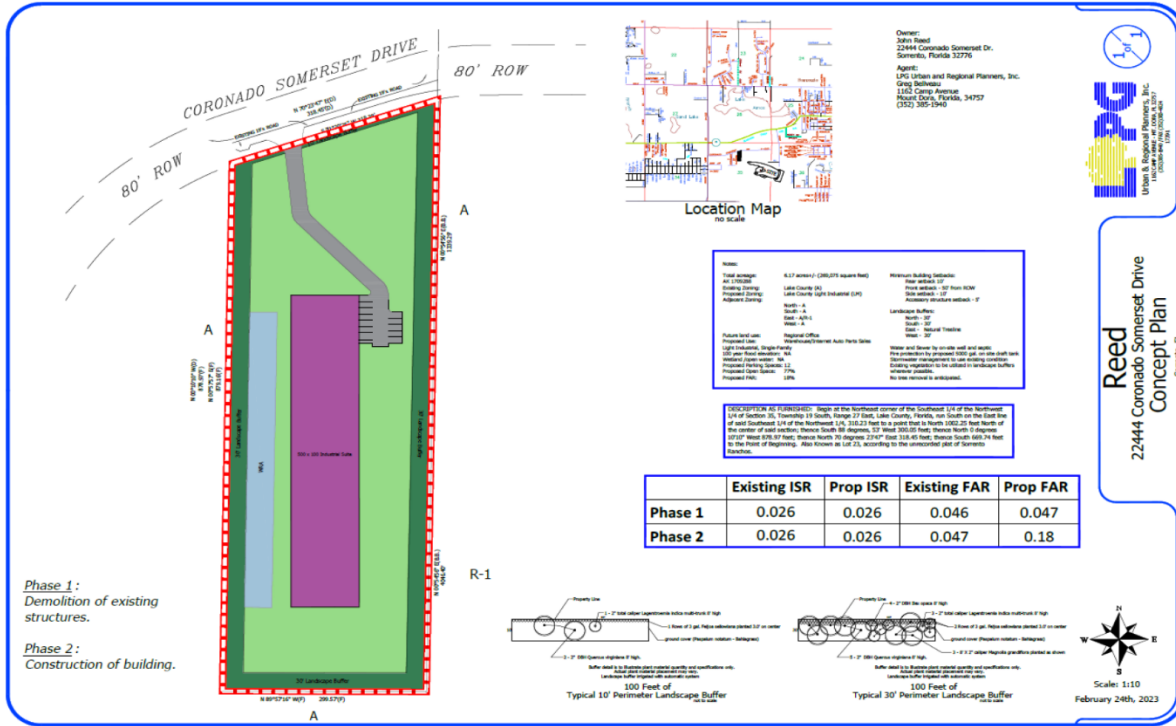




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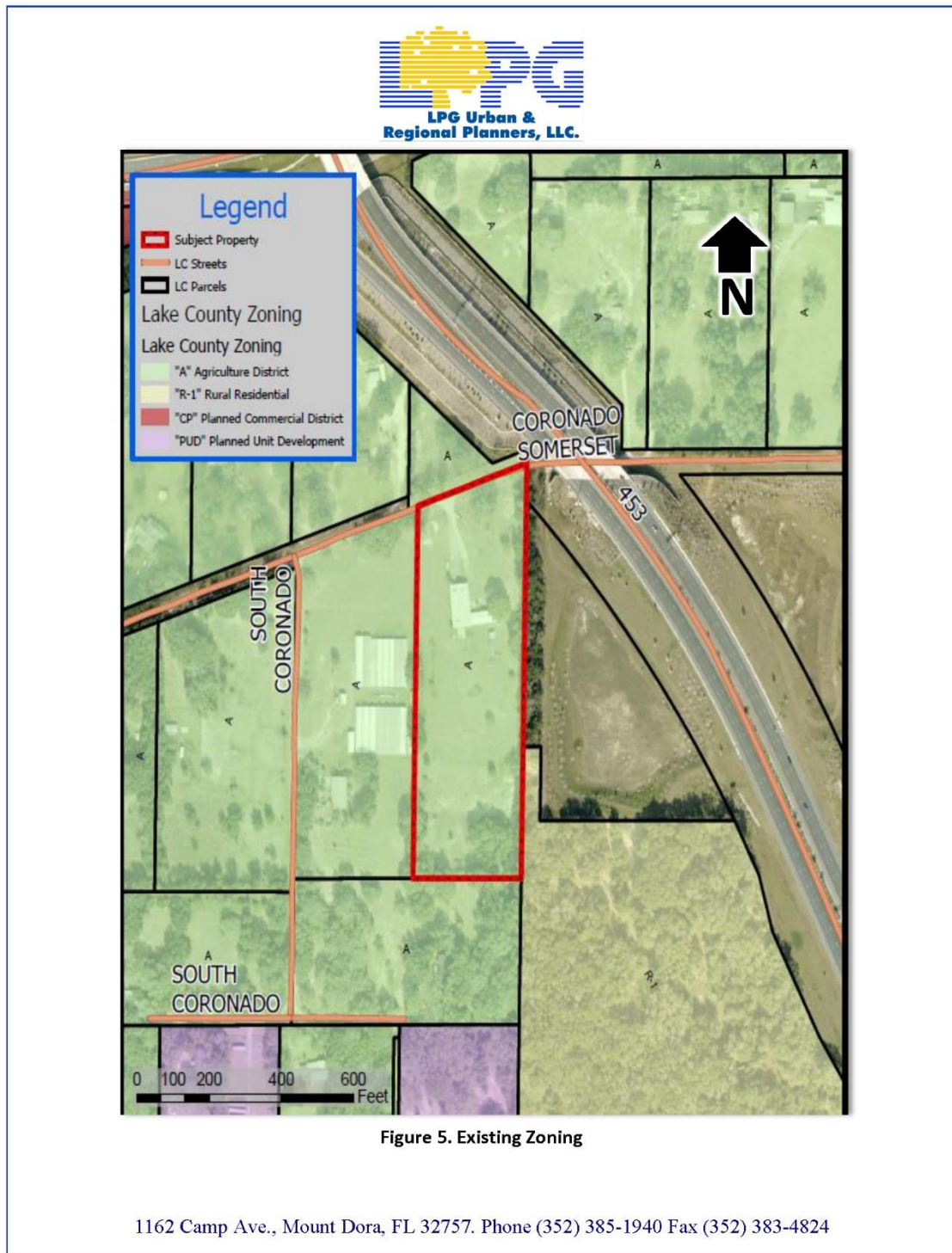


Figure 4. Concept Plan



1162 Camp Ave., Mount Dora, FL 32757. Phone (352) 385-1940 Fax (352) 383-4824

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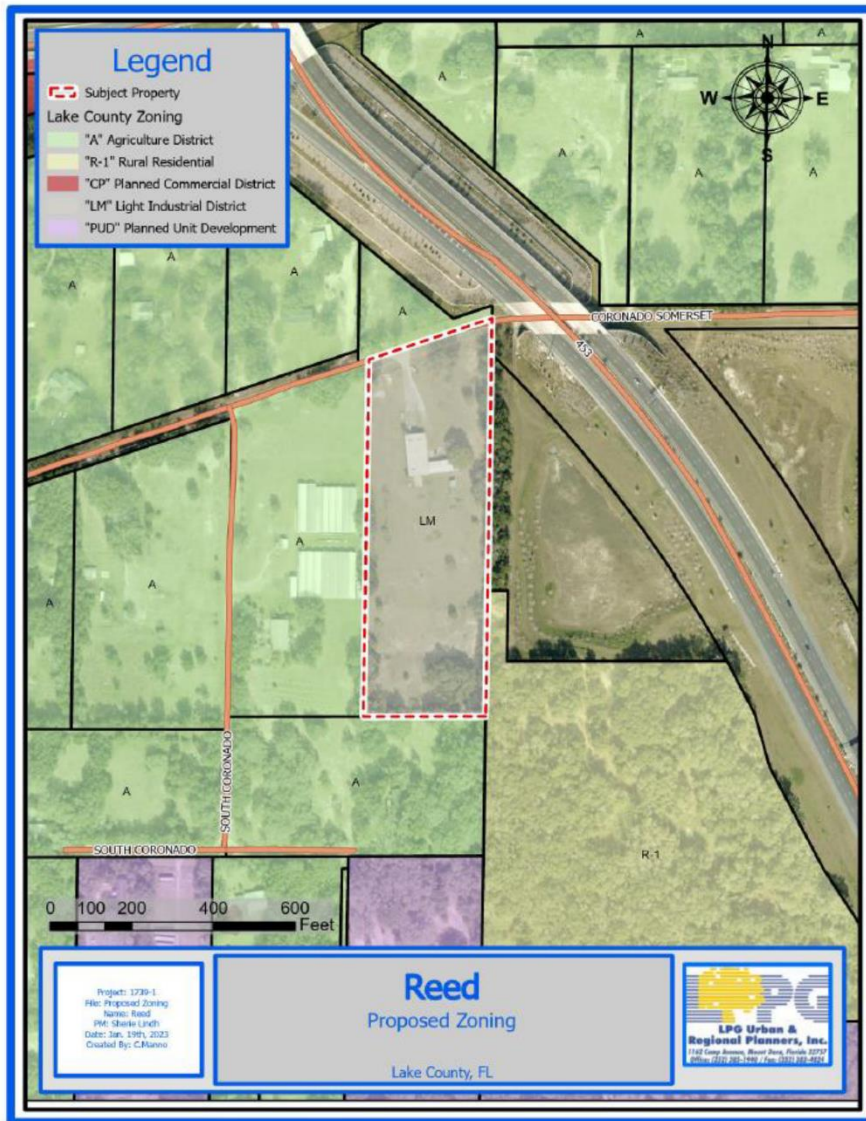


Figure 6. Proposed Zoning



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## Standards of Review

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

The proposed rezoning is consistent with all applicable provisions of the code. The proposed Light Industrial zoning designation is compatible with existing uses and planned uses. The area is transitioning away from predominately single family to a mixed-use area. The proposed development is far under the maximum requirements of Lake County’s land development code as demonstrated on the concept plan (Figure 4).

**B. *Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.***

As demonstrated previously under the Comprehensive Plan Consistency section of this narrative:

- the proposed zoning is consistent with the Regional Office FLU designation of Policy I-1.3.7,
- promotes economic development as encouraged by Policy I-1.1.2,
- provides for consistency between the Regional Office FLU and the proposed Light Industrial zoning, with design criteria consistent with existing and planned uses in the area, and
- is consistent with the commercial design criteria in Policies I-1.3.10 and attendant sub policies.

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

The development pattern in the area is transitioning to mixed-use. The proposed Light Industrial zoning designation activates the underlying land use of the subject parcel by requesting approval to establish a light industrial use. The existing buildings will be removed, with the large metal building being used to support industrial uses. A small addition of paved area is proposed to support handicap accessible of the existing building and a grass parking area is proposed should any customers come to the property.

Landscape buffers are proposed along the frontage, western, and southern boundary of the site. The type D landscape buffers and the dedication of passive open space should eliminate any adverse impacts of the proposed change of use.

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



# Attachment “C” – Project Narrative (Page 12 of 13)

John Reed-Planned Unit Development  
Project Narrative  
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The surrounding area is transitioning from predominantly single family residential to a mix of uses. The transition is consistent with the Regional Office FLU designation, construction of 453 overpass and Mount Dora’s intention for the areas in the joint planning area to be focused on employment center uses.

***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.***

The existing onsite well and septic system will provide water and wastewater for the site. The traffic to the site will be limited. The number of trips is projected to increase to 16 trips per day. This is de minimis and will not degrade the level of service. No impacts are projected to fire, police, or emergency medical services.

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

The existing structures will be removed and a 100’ x 500’ building will be constructed. The site will now be served with a type D landscape buffer and a water retention pond to accommodate the impervious area being occupied by the proposed building. The balance of the site will remain as open space at this time. Open space for the site exceeds the required 25 percent.

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

The Light Industrial zoning will have a positive effect on the property values in the area. The site will be significantly improved. The property tax rate will change from a primarily residential rate to a non-residential rate. This should increase the value of the area and provide more support to continue the transition to a mixed-use area.

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

The proposed Light Industrial zoning designation activates the underlying Regional Office FLU designation allowing light industrial uses.

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



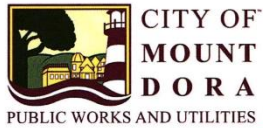
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This request is in the public interest, is consistent with the comprehensive plan, land development code and compatible with planned and existing uses. It promotes the intent of the County and the City of Mount Dora to support economic development in appropriate areas. It provides for conservation of existing open lands as the old buildings are being demolished and only one new building will be constructed. From the outside, the property will be significantly buffered with a Typed D landscape buffer of 30'. Buffers are provided to screen the right of way and the abutting residential use. Given the proximity to 453 this request is appropriate.



# Attachment "D" – City of Mount Dora Utility Notification



July 26, 2022

Reference: General Water / Sewer Availability Inquiry: 22444 Coronado Somerset Drive, Mt. Dora, FL 32757

**City Hall**  
510 N. Baker St.  
Mount Dora, FL 32757

Office of the City Manager  
352-735-7126  
Fax: 352-735-4801

Finance Department  
352-735-7118  
Fax: 352-735-1406

Human Resources  
352-735-7106  
Fax: 352-735-9457

Planning and Development  
352-735-7112  
Fax: 352-735-7191

**Annex Building**  
900 N. Donnelly St.  
Mount Dora, FL 32757

Public Works & Utilities  
352-735-7151  
Fax: 352-735-1539

Parks and Recreation  
352-735-7183  
Fax: 352-735-3681

**Public Safety Complex**  
1300 N. Donnelly St.  
Mount Dora, FL 32757

Police Department  
352-735-7130  
Fax: 352-383-4623

Fire Department  
352-735-7140  
Fax: 352-383-0881

**W. T. Bland Public Library**  
1995 N. Donnelly St.  
Mount Dora, FL 32757  
352-735-7180  
Fax: 352-735-0074

**Website:**  
[www.cityofmoundora.com](http://www.cityofmoundora.com)

To Whom It May Concern:

This letter is written to confirm that the aforementioned site is within the City of Mount Dora's utility service area for water and sewer. Water and sanitary sewer services are available to the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does **not** constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at [krammk@cityofmoundora.com](mailto:krammk@cityofmoundora.com) or [gawc@cityofmoundora.com](mailto:gawc@cityofmoundora.com).

Sincerely,

Chris Gaw  
City Utilities Engineer

CC: Joshua Kramm, Utility Lines Manager, Collections & Distribution  
Vince Sandersfeld- Planning and Development Director  
Development File: General Water / Sewer Availability Inquiries



# Map of Subject Property



**ORDINANCE #2023-\_\_\_\_\_**  
**Reed Property**  
**RZ-22-06-4**

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

**WHEREAS**, Greg Beliveau (the “Applicant”) requested a rezoning application on behalf of John R. Reed (“the Owner”) to rezone approximately 6.4 +/- acres from Agriculture (A) District to Light Industrial (LM) District; and

**WHEREAS**, the subject property consists of 6.4 +/- acres located at 22444 Coronado Somerset Drive, in the Sorrento area of unincorporated Lake County, in Section 35, Township 19 South, Range 27 East, Lake County, identified by Alternate Key Number 1709288, more particularly described respectively as:

Begin at the Northeast corner of the Southeast ¼ of the Northwest ¼ of Section 35, Township 19 South, Range 27 East, Lake County, Florida, run South on the East line of said Southeast ¼ of the Northwest ¼, 310.23 feet to a point that is North 1002.25 feet North of the center of said section; thence South 88°53’ West 300.05 feet; thence North 0°10’10” West 878.97 feet; thence North 70°23’47” East 318.45 feet; thence South 669.74 feet to the Point of Beginning. Also Known as Lot 23, according to the unrecorded plat of Sorrento Ranchos.

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

**WHEREAS**, the lands subject to this amendment are located in the Wolf Branch Innovation District, as the Implementation Plan was adopted by the Board of County Commissioners in October 2019, and within the Mount Dora Joint Planning Area (JPA); and

**WHEREAS**, the Lake County Planning and Zoning Board did review Petition RZ-22-06-4 on the 5th day of April 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 2nd day of May 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 Light Industrial (LM) 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



1 the Light Industrial (LM) District and consistent with the Regional Commercial Future Land  
2 Use Category (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use  
3 Map (FLUM), as amended. The foregoing rezoning is consistent with the Wolf Branch  
4 Innovation District Implementation Plan.

5 **Section 2. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be  
6 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way  
7 affect the validity of the remaining portions of this Ordinance.

8 **Section 3. Filing with the Department of State.** The clerk is hereby directed to send a copy of this  
9 Ordinance to the Secretary of State for the State of Florida in accordance with Section  
10 125.66, Florida Statutes.

11 **Section 4. Effective Dates. This Ordinance will become effective as provided by law.**

12 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

13 **FILED** with the Secretary of State \_\_\_\_\_, 2023.

14 **EFFECTIVE** \_\_\_\_\_, 2023.

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

\_\_\_\_\_  
**KIRBY SMITH, CHAIRMAN**

**ATTEST:**

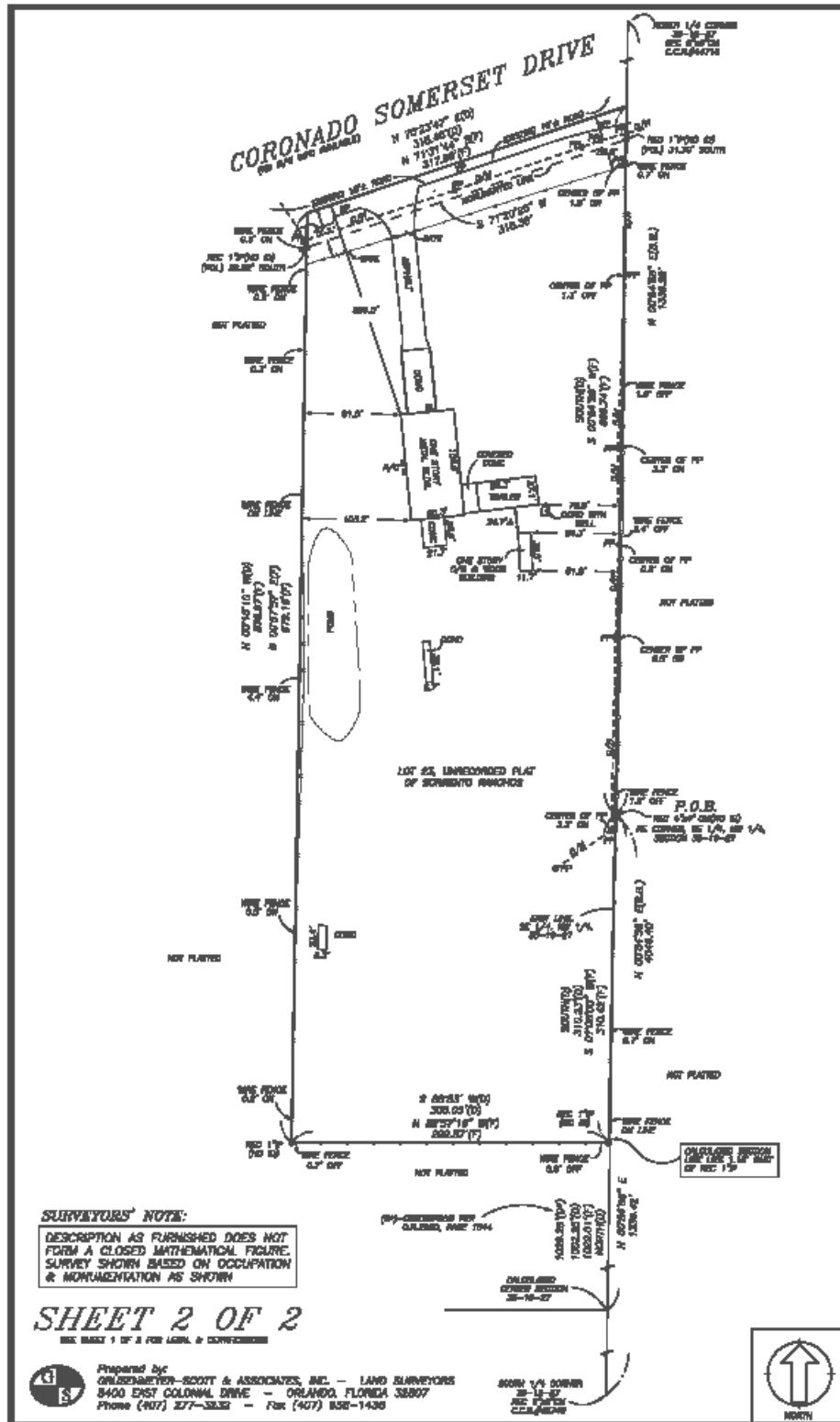
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**GARY J. COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY:**

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**MELANIE MARSH, COUNTY ATTORNEY**

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# Exhibit "A" – Property Survey



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