



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

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Public Hearings: Planning & Zoning Board (PZB): October 4, 2023  
Board of County Commissioners (BCC): November 14, 2023

Case No. and Project Name: RZ-23-13-1 Schofield Master Planned Unit Development (MPUD)

Applicant: VHB - Erika Hughes

Owners: GT Homes Wellness Way, LP

Requested Action: Rezone 839.78 +/- acres from Agriculture (A) to Master Planned Unit Development (PUD) to facilitate a mixed-use development consisting of 1,168 dwelling units and 24.95 acres of non-residential development within the Wellness Way Area Plan.

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

Case Manager: Janie Barrón, Chief Planner

PZB Recommendation:

## **Subject Property Information**

Size: 839.78 +/- gross acres (549.15 +/- net acres)

Location: East of US Highway 27, south of Schofield Road and west of Cook Road, in the Clermont area of unincorporated Lake County.

Future Land Use: Neighborhood (Attachment "B")

Current Zoning District: Agriculture (A) (Attachment "A")

Proposed Zoning District: Master Planned Unit Development (MPUD)

Flood Zone: "AE", "A" and "X"

Joint Planning Area / ISBA: Clermont JPA and Clermont ISBA

Overlay Districts: None