



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 9

Public Hearings: Planning & Zoning Board (PZB): June 4, 2025  
Board of County Commissioners (BCC): July 1, 2025

Case No. and Project Name: PZ2025-13, Sorrento Square

Applicant/Owner: Shobhit Gupta, Title Manager, RA Investment 123 LLC

Requested Action: Rezone approximately 0.81 +/- acres from Planned Commercial (CP) District to Community Commercial (C-2) District.

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: 0.81 +/- gross acres

Location: Northwest corner lot of Sorrento Avenue and Church Avenue

Alternate Key No.: 1495300

Future Land Use: Mt. Plymouth-Sorrento Main Street (Attachment "A")

Current Zoning District: Planned Commercial (CP) District (Attachment "B")

Proposed Zoning District: Community Commercial (C-2) District (Attachment "C")

JPA/ISBA: NA

Overlay/Rural Protection Area: Mt. Plymouth-Sorrento Special Community, Mt. Plymouth-Sorrento CRA and Wekiva Study Area

### Adjacent Future Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Recreation	Community Facility District (CFD)	Right-of-Way and Recreation	Lake County Sorrento Park north of Doane Avenue
South	Mt. Plymouth Sorrento Main Street	Planned Commercial (CP) District	Right-of-Way, Residential and Commercial	Single Family Residential Home south of Sorrento Avenue
East	Mt. Plymouth Sorrento Main Street	Planned Commercial (CP) District	Right-of-Way and Residential	Single Family Residential Home and Vacant Commercial east of Church Street

Direction	Future Land Use	Zoning	Existing Use	Comments
West	Mt. Plymouth Sorrento Main Street	Planned Commercial (CP) and Mixed Residential (R-7) Districts	Residential and Vacant Residential	Manufactured Home

### - Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1495300 and contains approximately 0.81 +/- acres. The subject property is generally located on the northwest corner lot of Sorrento Avenue and Church Avenue in the unincorporated area of Lake County. The subject property is zoned Planned Commercial (CP) District; is designated with an Mt. Plymouth Sorrento Main Street Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Mt. Plymouth – Sorrento Special Community District, Mt. Plymouth – Sorrento CRA and Wekiva Study Area Overlay District. The subject parcel is vacant (Attachment “C”).

The Applicant seeks approval to rezone the subject property from CP to Community Commercial (C-2) District to construct a general retail center.

On March 18, 2025, CRA staff presented the rezoning request to the CRA Advisory Committee, and the Applicant was present. The CRA Advisory Committee provided the following comments:

- The Committee had consensus that they hope the businesses offered in the new facility are family-friendly due to its proximity to Sorrento Park.
- While no formal vote was taken during the meeting to collectively agree on comments, one member had additional comments as to the following:
  - Perhaps C-1 was more appropriate.
  - Parking on Church Street is preferred.
  - Requirements for a hedge.
  - Can retention be in the front.

For background purposes, in August of 1989, the Lake County Board of County Commissioners approved a CP zoning with very specific uses of an accountant’s office and one single family residential home. There are other parcels in the area that are zoned with commercial zoning such as Planned Commercial or Community Commercial.

### – Staff Analysis –

#### LDR Section 14.05.03 (Standards for Review)

#### **A. Whether the rezoning conflicts with any applicable provisions of the Code (Land Development Regulations).**

The rezoning request is consistent with LDR Section 3.00.02(S), which outlines the Purpose and Intent of the C-2 zoning district. The purpose of the C-2 District is to provide full scale retail and professional services to serve several small communities. With properties in this area being both residential and commercially zoned, this request meets the intent of the requested zoning.

The rezoning request is consistent with LDR Section 3.00.03 entitled Consistency of Zoning District with Land Use Classifications, and Table 3.00.03 entitled Land Use – Zoning Matrix, which identifies the C-2 District as an allowed zoning district within the Mt. Plymouth/Sorrento – Not Wekiva land use category.

New development will be required to meet all criteria specified in the LDR, as amended. Any use proposed at the site plan stage of the development process will need to be consistent with Section 3.01.03 entitled Schedule of Permitted and Conditional Uses for the C-2 District.

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 to rezone the property from CP with C-1 uses to C-2. The current Future Land Use category for the property is Mt. Plymouth Sorrento Main Street and the project is consistent with the development guidelines of this category including open space requirements, impervious surface ratio, and floor area ratio.

The property is in the Wekiva Study Area Overlay. The project is consistent with the development guidelines of this overlay.

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

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

The proposed rezoning request is consistent with adjacent neighboring properties. As previously mentioned, several parcels in the adjacent area are zoned CP or C-2 District. There are also parcels zoned for residential use to potentially support some commercial uses in the area.

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

The Applicant desires to rezone the property to develop a general retail center. The surrounding area is zoned for commercial uses and the residential uses of the adjoining parcels would potentially support the proposed commercial development.

The Applicant has stated that, *"The Mt. Plymouth Sorrento area has experienced increased demand for commercial spaces and the property's location near other C2 zoned developments supports and aligns with the rezone requests."*

**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 proposed development will be served by a well and septic system and shall comply with the Florida Department of Health (DOH – Lake County) / Florida Department of Environmental Protection (FLDEP) Regulations, as amended.

Schools

The proposed request is not anticipated to adversely impact school capacity or levels of service.

Parks

The proposed request is not anticipated to adversely impact park capacity or levels of service. A future Innovation Way Trail will be located along Sorrento Avenue and Church Street. The trail location is to be determined later. Additional right-of-way may be required if the trail is located along the property.

Solid Waste

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

Public Safety

Lake County Fire Station #39 is located at 24815 Wallick Road and is approximately 1.69 miles from the subject property and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the development review process, at such time that any future improvements are proposed.

Transportation

Transportation concurrence will be determined at the time of site plan submittal.

**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 required to be submitted with any future site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. 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 Land Development Regulations (LDR).

The Applicant has stated that, *“Development will incorporate stormwater management and landscaping to minimize environment impacts and protect natural resources.”*

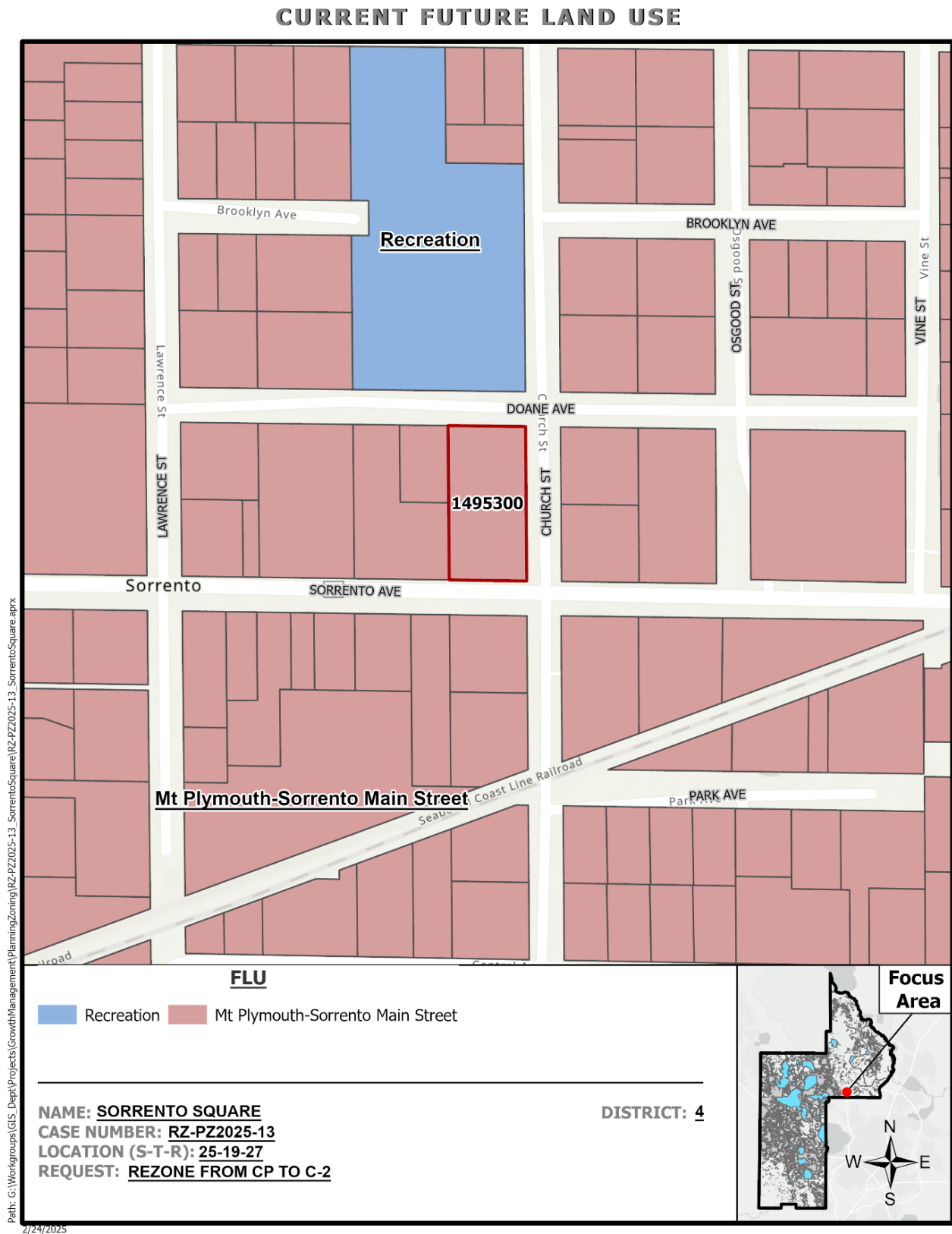
**G. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.**

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.

**H. 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.**

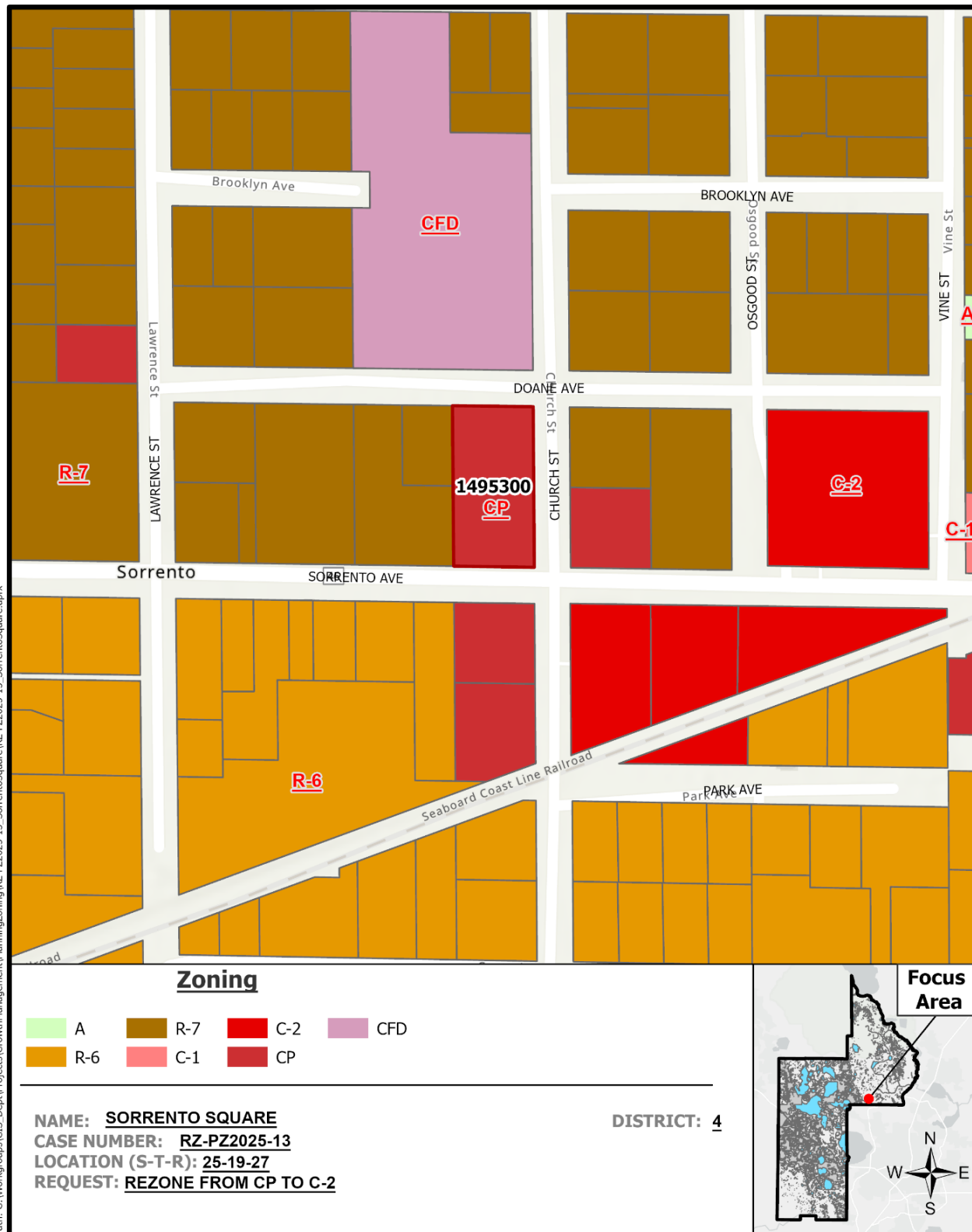
N/A.

# Attachment "A" – Future Land Use Map



# Attachment "B" – Zoning District Map

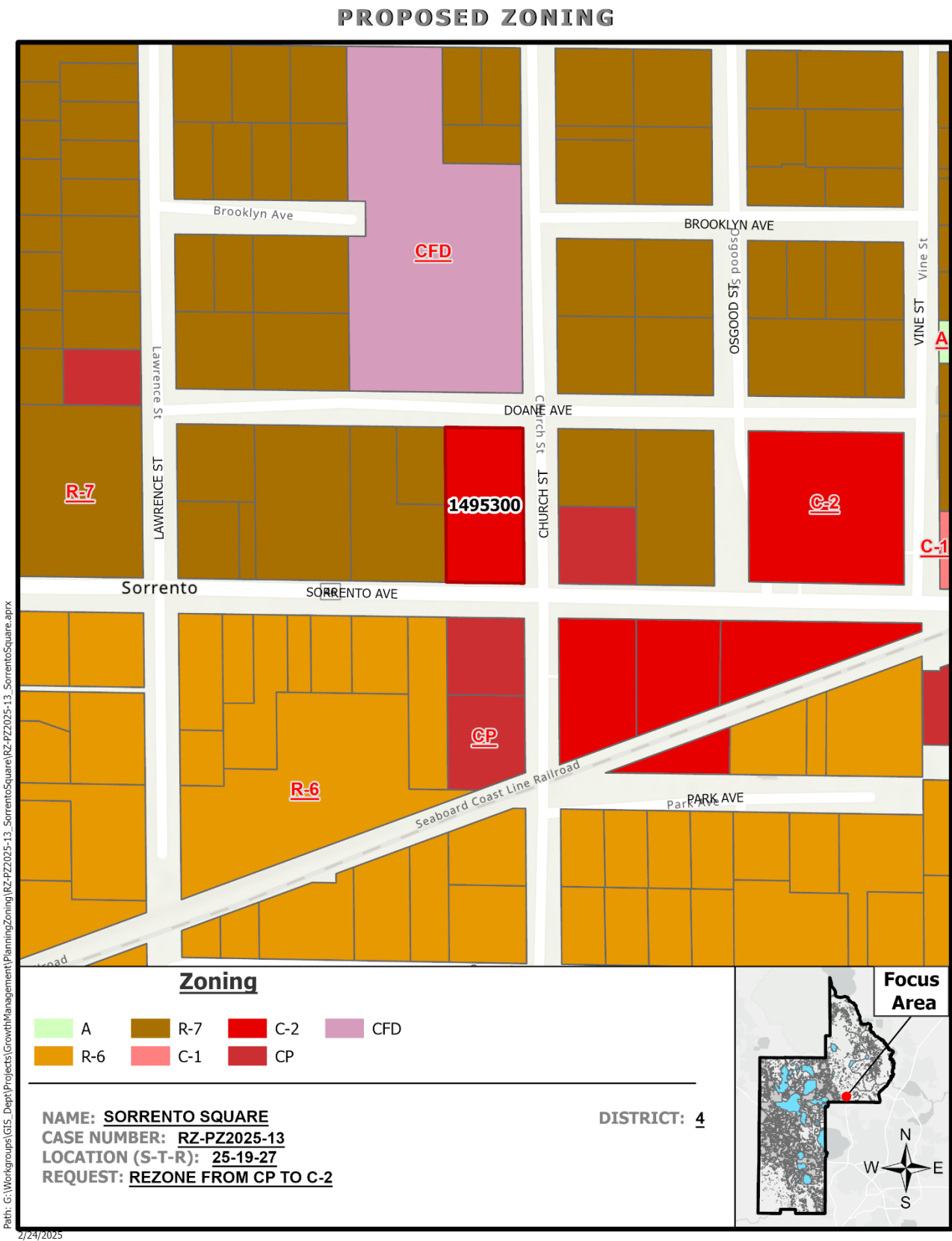
## CURRENT ZONING



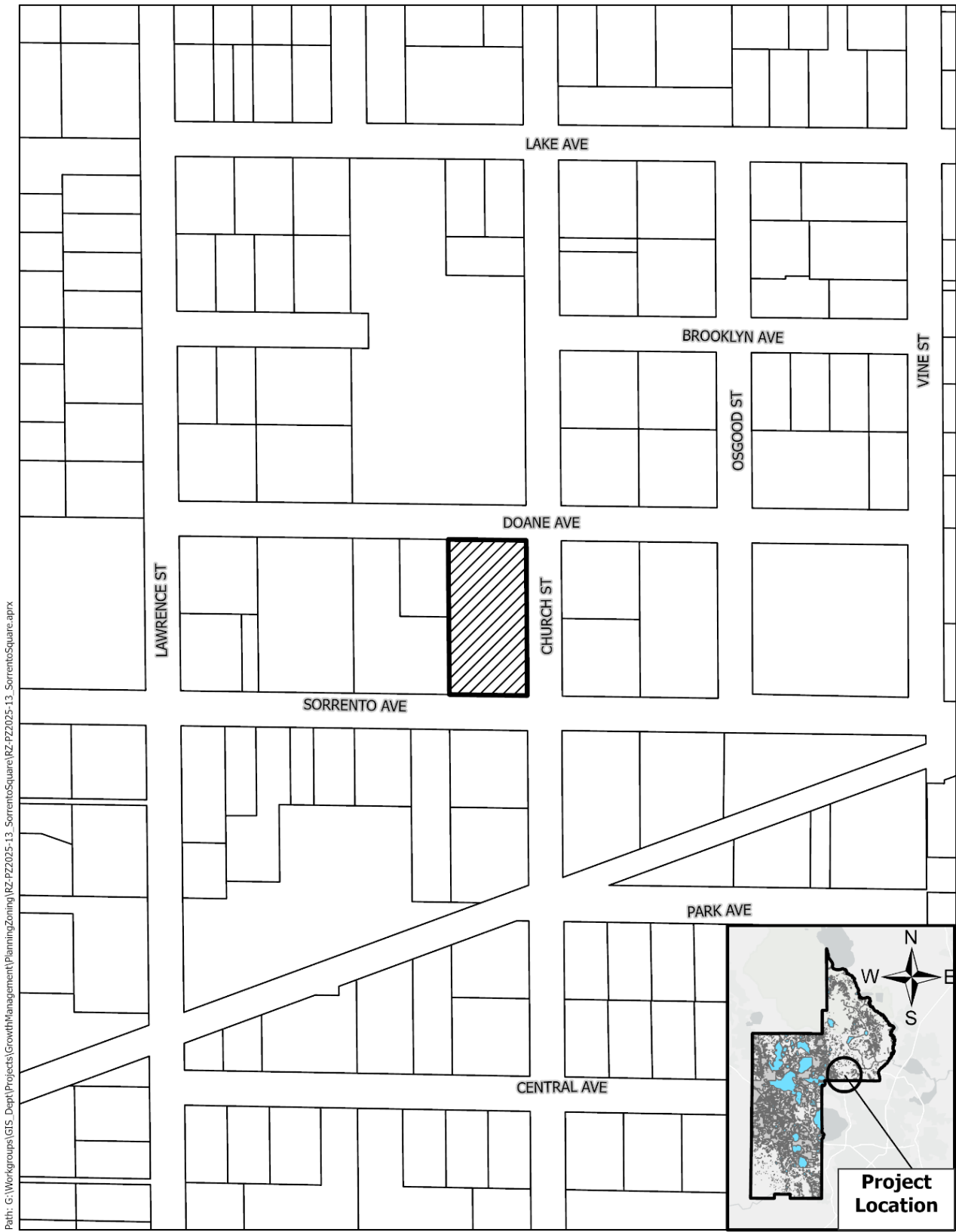
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2/24/2025

# Attachment “C” – Proposed Zoning District Map



# Map of Subject Property



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2/24/2025



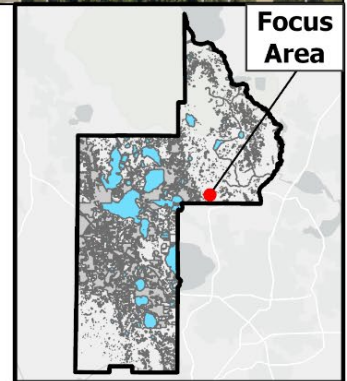
# Aerial Map of Subject Property

**RZ-PZ2025-13**  
**Sorrento Square**



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Rezone from CP to C-2



2/24/2025

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**WHEREAS**, Shobhit Gupta, (the “Owner”) applied to rezone the subject property from Planned Commercial (CP) District to Community Commercial (C-2) District; and

**WHEREAS**, the subject property is located within the Mt. Plymouth-Sorrento Main Street Future Land Use Category, as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

**WHEREAS**, the Lake County Planning & Zoning Board reviewed Petition PZ2025-13 on the 4th day of June 2025, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 1st day of July 2025; and

**WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, 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 have been duly approved.

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

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**Section 2. Development Review and Approval.** Prior to the issuance of permits, the Applicant shall submit a site plan application for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations (LDR), 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 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 \_\_\_\_\_, 2025.

**FILED** with the Secretary of State \_\_\_\_\_, 2025.

**EFFECTIVE** \_\_\_\_\_, 2025.

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

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**GARY COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY:**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**

## EXHIBIT "A" – LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 13, 14, 15, and 16, Block 28, Reeve's Subdivision in Sorrento, according to the Plat thereof, recorded in Plat Book 1, Page(s) 32, of the Public Records of Lake County, Florida.

