



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 8

Public Hearings: Planning & Zoning Board (PZB): July 2, 2025
Board of County Commissioners (BCC): August 5, 2025

Case No. and Project Name: PZ2025-64, Roopnarine Property

Applicant(s)/Owner: Rojendra and Katie Roopnarine

Requested Action: Rezone approximately 6.17 +/- acres from Urban Residential (R-6) District to Agriculture (A) District to facilitate general agricultural uses.

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: 6.17 +/- acres

Location: 15525 Villa City Road in the unincorporated Groveland area

Alternate Key No.: 2520311

Future Land Use: Urban Medium Density Future Land Use Category (Attachment "A")

Current Zoning District: Urban Residential (R-6) District (Attachment "B")

JPA/ISBA: Groveland ISBA

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Urban Residential (R-6)	Residential	Single-Family residence
South	Urban Medium Density	Urban Residential (R-6) and Agriculture	Residential and Agriculture	Vacant Land, Vacant Agriculture Tract of Land and Single-Family Residence
East	Urban Medium Density	Urban Residential (R-6)	Right-of-Way, Agricultural Timber Use/Homestead	Single Family Residence and Agriculture Exempt Property
West	City of Mascotte, Florida	City of Mascotte, Florida	Vacant Government Land/Wetlands	City of Mascotte, Florida

- Summary of Analysis -

The subject parcel identified by Alternate Key Number 2520311 contains approximately 6.17 +/- acres. The subject property is located at 15525 Villa City Road in the unincorporated area of Groveland. The +/- 6.17-acre property is currently zoned as Urban Residential (R-6) District and is designated with an Urban Medium Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is developed with a residential single-family dwelling unit and a livestock barn accessory structure (Attachment "C").

The Applicant seeks approval to rezone the subject property from Urban Residential (R-6) District to Agriculture (A) for general agriculture uses. The Land Development Regulations define General Agriculture as establishments for the keeping, grazing or feeding of livestock and animals; feedlots; croplands; aquaculture; silviculture; apiaries; honey extracting; and buildings which are an accessory use to these agricultural uses. This category of uses does not include processing or distribution plants for agricultural products and supplies when not an accessory use in conjunction with the agricultural operation. Exotic animals are not included in this classification.

Table 1. Existing and Property Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Urban Residential (R-6)	6 DU/ Acre	N/A	55%	N/A	40-feet
Proposed	Agriculture (A)	N/A	1 DU/ 5 Acre	10%	N/A	40-feet

The subject property is located within the City of Groveland Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Groveland for review and comment on March 13, 2025. The City of Groveland responded in support of this rezoning request and provided a letter of support to Lake County staff. (Attachment "E")

For background purposes, the Lake County Board of County Commissioners approved the zoning of the subject property to Urban Residential (R-6) District. The property is located within the Pleasure Cove subdivision that was platted on December 19, 1979.

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment "D".

- Staff Analysis -

LDR Section 14.05.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The application seeks to rezone the property to the Agriculture District to use the property for general agriculture use. The proposed use is consistent with LDR Section 3.00.02 (C), which defines the purpose of the Agriculture District as providing a method whereby parcels of land which are most suited to agricultural usage may be classified and preserved for this purpose. The subject property is 6.17 +/- acres of land and near other properties with agriculture exemptions.

The Applicant's desired use of the property is reflected in LDR Section 3.01.03, which specifies the allowance of general agriculture use in the proposed Agriculture Zoning District.

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 Lane Use-Zoning Matrix, which identifies the proposed Agriculture District as an allowed zoning within the Urban Medium Density Future Land Use.

Any 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 Urban Residential (R-6) District to Agriculture (A). The Current Future Land Use category is Urban Medium. The Applicant desires to utilize the property for the keeping and grazing of livestock, a general agriculture use. The proposed use is consistent with several goals of the Comprehensive Plan such as promoting the conservation and preservation of Lake County's natural and cultural resources, ensuring compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas and the protection of natural resources as listed in Goal I-1.

The Applicant is not proposing to subdivide the 6.17 +/- acre parcel nor do they propose adding further density on the property.

The proposed rezoning request is also consistent with Policy I-1.2.8, which states that Agricultural uses shall be recognized as a suitable use of property within all Future Land Use Categories. The Applicant is proposing the use of general agricultural on the property.

Any 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 surrounding properties are mostly zoned Urban Residential (R-6). The property to the east has an agricultural exemption for timber. Most uses in this area are residential in nature.

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

The Applicant purchased the property with the intent to have the use of general agricultural. The neighboring parcels are indicative of residential, and agriculture uses. As previously stated, Agriculture uses shall be recognized as a suitable use of property within all FLUCs.

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. Currently, the Applicant is not requesting further development of the property.

Water and Sewage

The subject parcel is currently serviced by a well and on-site septic tank system.

Schools

Lake County Schools reviewed the application and determined the down zoning from R-6 to A would decrease the potential on the property and would have a de minimis impact.

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #91 is located .63 miles from the subject property at 15525 Villa City Road. Fire protection water supply and emergency access will be addressed if any future development occurs on the property.

Transportation Concurrency

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

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 with any site plan application for development to indicate the presence of vegetation, soils, wetlands, and threatened and endangered species on the site if the Applicant desired and applied for further development. Currently the Applicant only wishes to rezone the property.

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

The Applicant provided a statement regarding property values in their Project Narrative (Attachment "D").

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

Adjacent properties are residential and agriculture, and the Applicant intends to keep the residential dwelling unit for his homestead on the property.

I. 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.

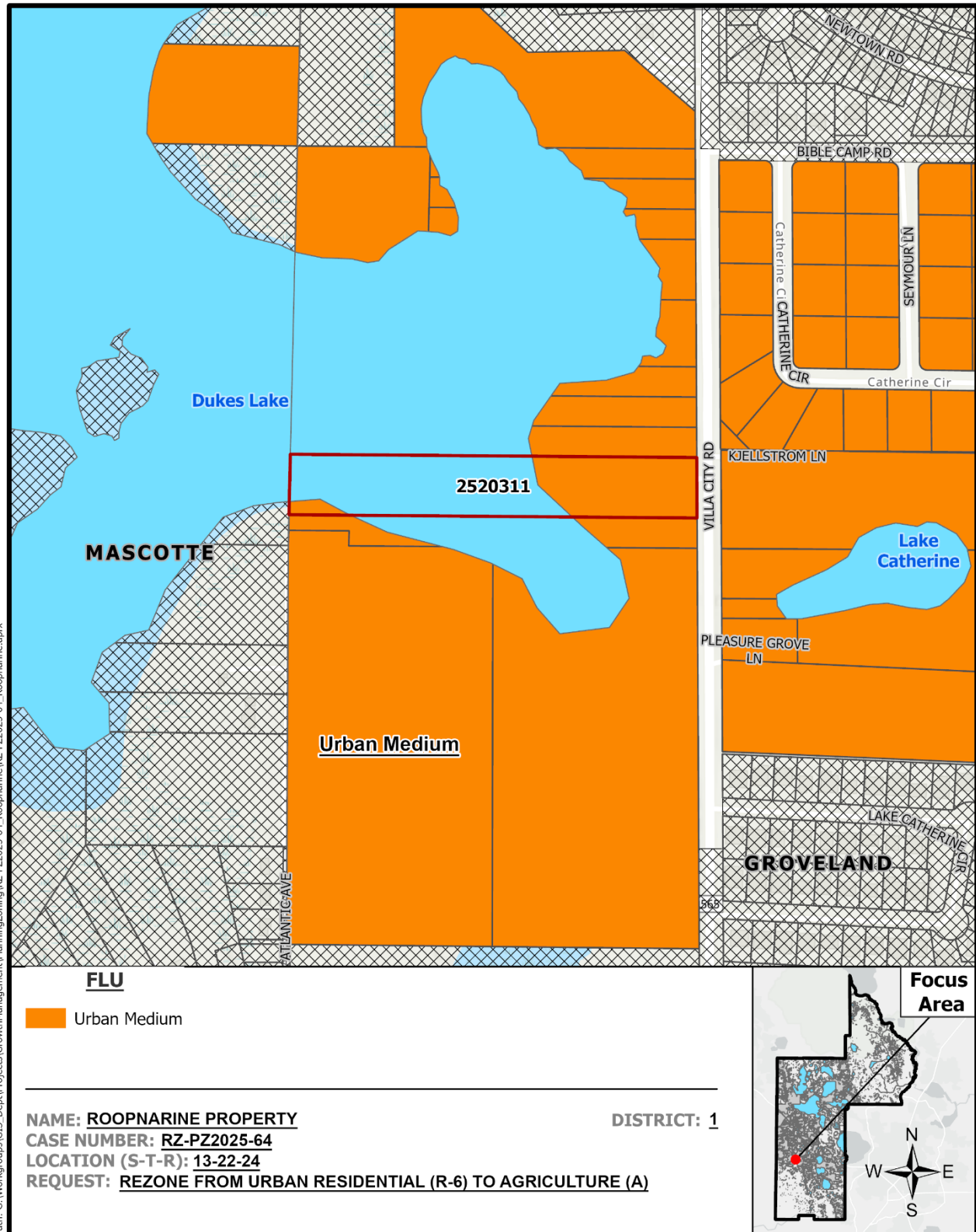
The Applicant stated in the Project Narrative (Attachment "D") that, *"The proposed rezoning would not be in conflict with the public interest and in harmony with the purpose and intent of these regulations."*

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.

Staff has received one letter of opposition for the proposed rezoning. (Attachment F)

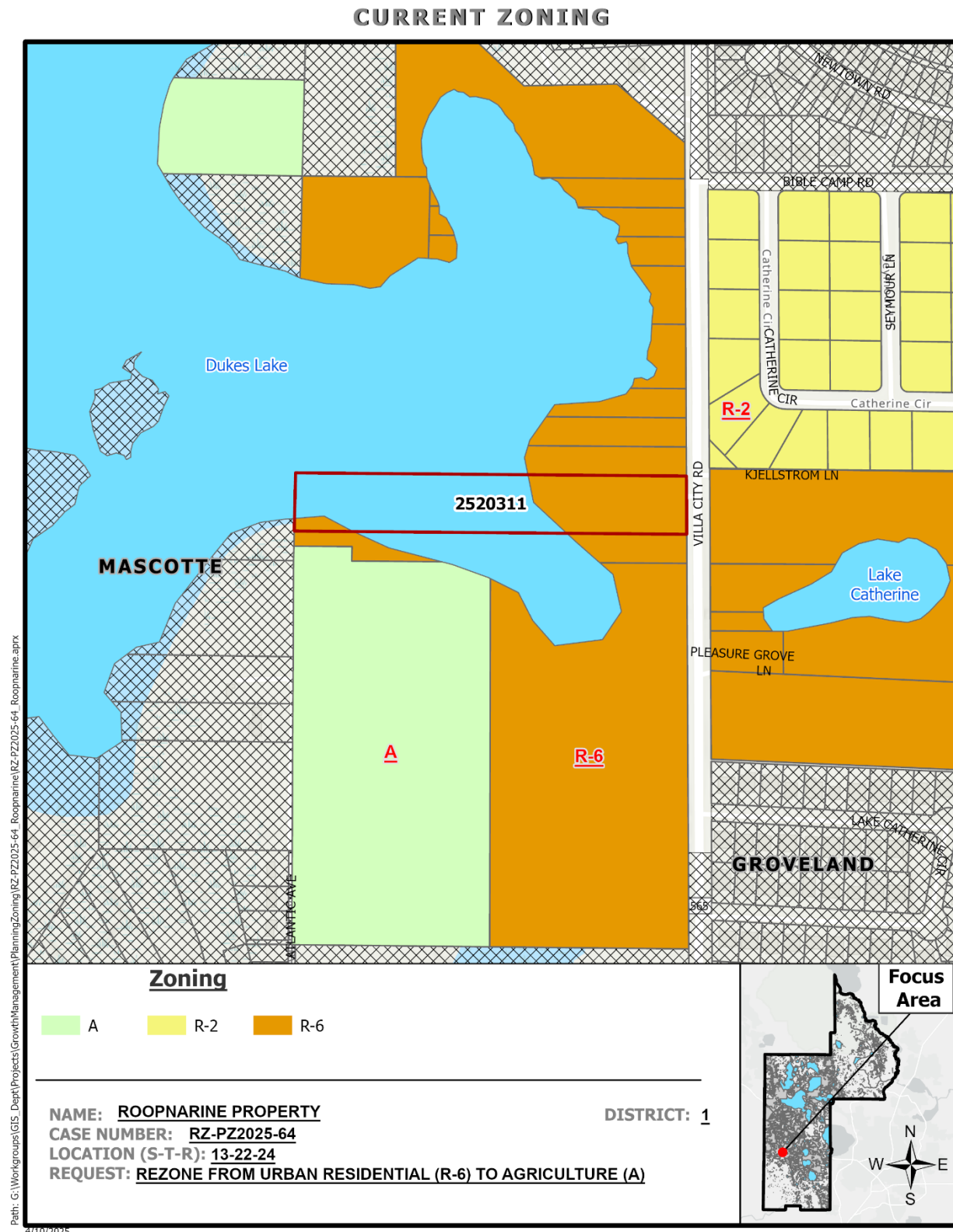
Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-64_Roopnarine\RZ-PZ2025-64_Roopnarine.aprx
4/10/2025

Attachment “B” – Zoning District Map



Attachment “C”, Photos of Barn on Property



Attachment "D", Project Narrative



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

1. Whether the rezoning is in conflict with any applicable provisions of the Code.
The rezoning isn't in conflict with any applicable provisions of the code as stated on the comment list, as city approves of it.
2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
The Comprehensive plan is to have cattle, horses and chickens on the property. We are surrounded by Agriculture. Our neighborhood has compatibility-per policy I-1.27.
3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
There is no inconsistency with the existing and proposed landuses. Our property aligns with policy I-1.27 -neighborhood compatibility I-1.27.
4. Whether there have been changed conditions that justify a rezoning
We just bought the property, we have cattle, horses and chickens, policy I-1.27.
5. 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 proposed rezoning would not result in demands on public facilities. As stated on the comments, fire, city, water and schools all state it doesn't effect the public and approve rezoning.

Attachment "D", Project Narrative (Page 2)

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

The rezoning would not result in any significant impact on the natural environment.

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

The proposed rezoning would not affect the property values in the area. As we are surrounded by agricultural per policy I-1.27 - neighborhood compatibility.

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

The proposed rezoning would not result in any orderly and logical development pattern.

9. 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 would not be in conflict with the public interest and in harmony with the purpose and intent of these regulations.

10. Any other matters that may be deemed appropriate by the Lake County Planning and Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

The rezoning aligns with policies I. 1.27 - neighborhood compatibility and I 1.3.8. Agricultural and equestrian uses.

Attachment "E", City of Groveland Letter of Support



156 S. Lake Avenue • Groveland, FL 34736 • www.Groveland-FL.gov

April 8, 2025

Lake County Board of County Commissioners
315 Main Street PO Box 7800
Tavares, Florida 32778

Roopnarine Property (AR5945) RZ-PZ2025-64:

Dear Lake County Board of County Commissioners,

On behalf of the Mayor and Groveland City Council, we would like to formally recommend approval to rezone the property at 15525 Villa City Road from R-6 to Agriculture, which is currently located in unincorporated Lake County within the Groveland ISBA.

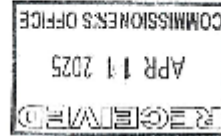
By rezoning this property to agriculture, it helps achieve the City of Groveland's strategic plan goal of saving at least 50% of land within our utility service area as Conservation and/or Agriculture. Furthermore, this is consistent with the intent of our proposed Joint Planning Agreement (JPA) between the City of Groveland and Lake County Board of County Commissioners, helping to demonstrate a unified vision to existing property owners and potential applicants in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Keogh', written over a horizontal line.

Mayor Keith Keogh

FILE COPY



Morris

City with Natural Charm

Attachment “F”, Letter of Opposition

Frye, James

From: Dunham, Diana <diana.dunham@discoveryacademy.org>
Sent: Wednesday, March 12, 2025 11:52 AM
To: PZ Info
Cc: self
Subject: Opposition of rezoning for 15525 Villa city Rd.
Categories: Planner Item

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Diana Dunham (on behalf of my family)

352-250-0582

3-12-25

Zoning Board of Lake County

Subject: Opposition to Rezoning Application for 15525 Villa City Road Groveland Fl

Dear Members of the Zoning Board of Lake County,

I am writing to express our strong opposition to the rezoning application submitted by Mr. Roopnarine, for the property located at 15525 Villa City Road Groveland Fl. I understand that this application seeks to rezone the property to allow for the keeping of farm animals.

I do understand why Mr. Roopnarine and his family want to have animals, however this property is just not the best fit for farm animals.

Most of the acreage is underwater leaving approximately 2 acres of land for his home, barn, chickens, goats, mule,cats, bunnies and 3 horses. The small amount of land for the horses alone to roam and graze on is also a concern. There is also a large pit with hay in it in the front yard I would estimate around 20 ft in circumference and a very large fire pit area in the back which is probably 25

Attachment “F”, Letter of Opposition (Cont.)

ft or more in circumference. I am also concerned that all of these animals roam right up to the house in which small children live.

There is also the concern of animal waste which we smell constantly. It is very unpleasant and has taken away our desire to be outside at all. Being outside is the reason to have waterfront property. My 85 year old mother, who has lived in this home for 33 years, likes to garden and sit and look at the lake, as do we all, and right now it is not possible due to the flies, noise and smell. Manure waste running off could affect the lake and the wetlands damaging the delicate ecosystem. We also all use well water and the amount of animal waste in the groundwater will be affecting us all.

This area is a family neighborhood and residentially zoned. There are multiple housing developments just across the street as well as the new developments being planned for Villa City Road.

Increased traffic and proximity to highway 50 and many businesses is also a concern when the animals get out of the fence which has already happened. It would put the community in danger as well as the animals.

Another concern is if Mr. Rapoonar and his family move after rezoning. How will that affect the neighborhood? This is a short term solution that can have long term repercussions.

Finally, this has dramatically affected the property value and ability to sell if we needed to do so. No one is going to want to live next to the animal smell and the problems listed above. It is not fair to the rest of the neighbors to have reduced property values.

Please for the sake of Pleasant Cove do not rezone this area.

Thanks so much for your consideration.

Sincerely,

Diana Dunham and the Warburton, Hart and Dunham family

Attachment “F”, Letter of Opposition (Cont.)

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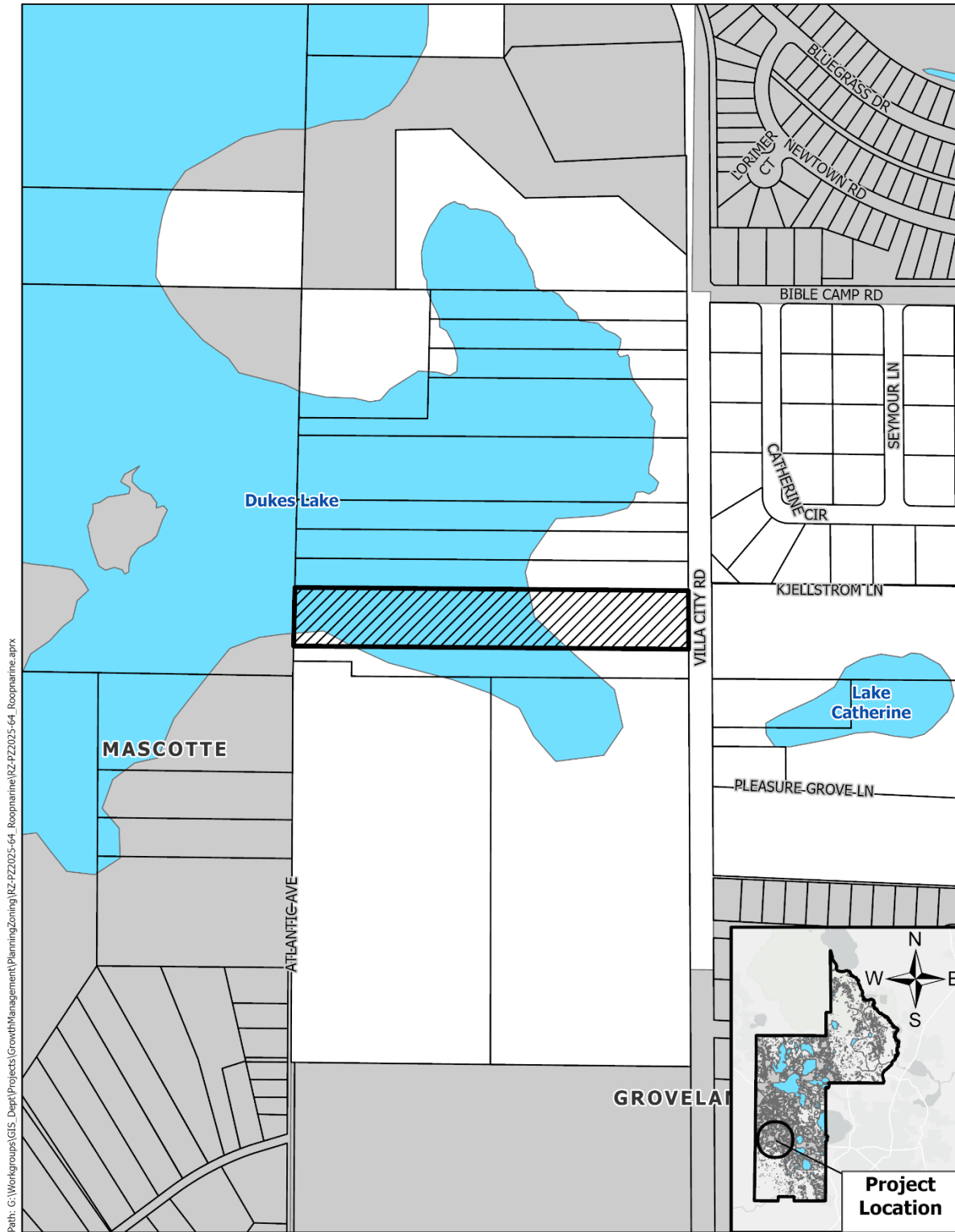
Diana Dunham

Adventurer Team

Science Teacher

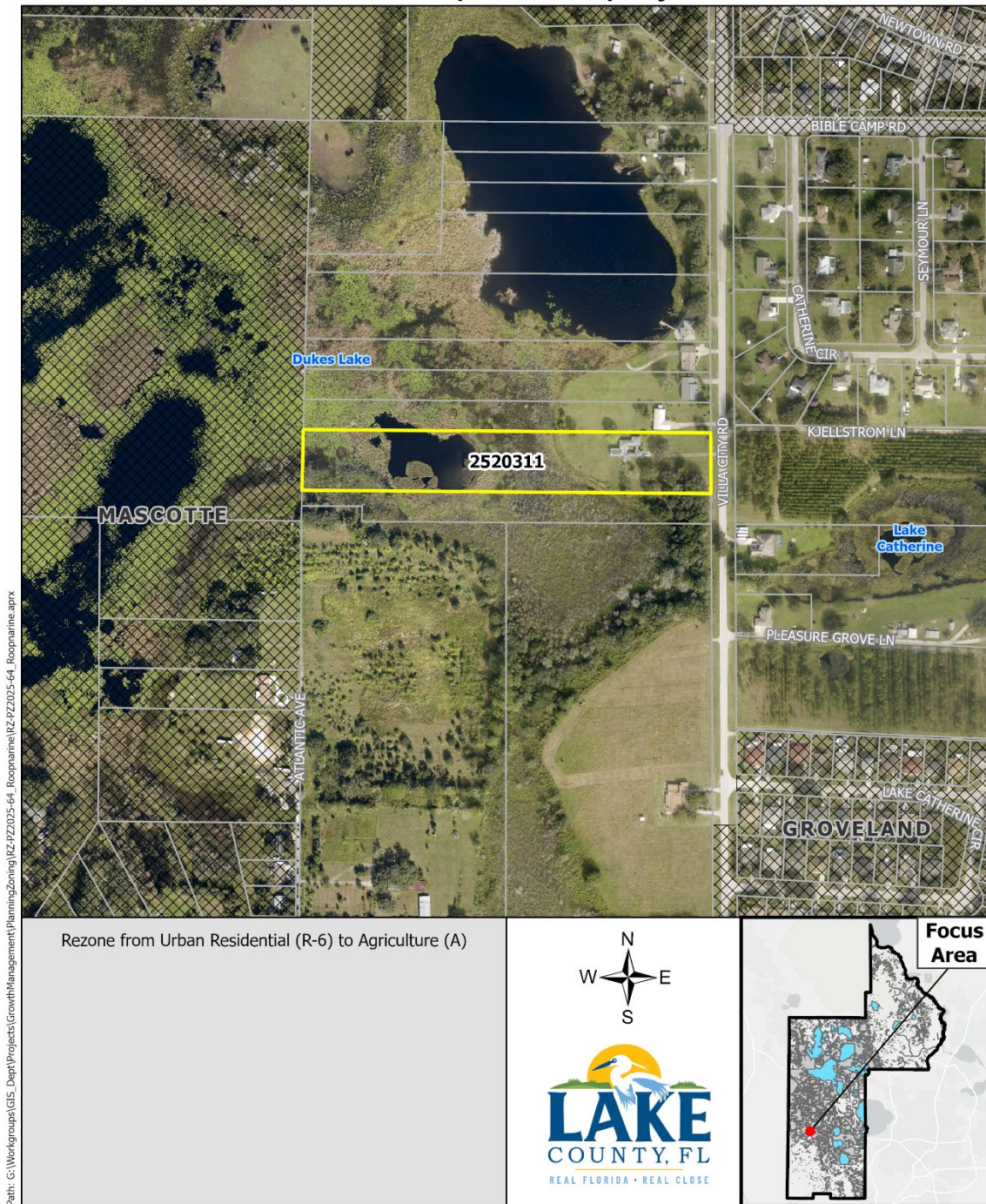
"Our greatest weakness lies in giving up. The most certain way to succeed is to always try just one more time." - Thomas A Edison

Map of Subject Property



Aerial Map of Subject Property

RZ-PZ2025-64
Roopnarine Property



ORDINANCE #2025-__

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 6.17 +/- ACRES FROM URBAN RESIDENTIAL (R-6) DISTRICT TO AGRICULTURE (A) TO FACILITATE GENERAL AGRICULTURE USES FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 2520311, LOCATED IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 24 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rojendra and Katie Roopnarine (the "Owner") submitted an application to rezone the subject property from Urban Residential (R-6) District to Agriculture (A) District to facilitate general agriculture uses; and

WHEREAS, the subject property consists of approximately 6.17+/- acres, located at 15525 Villa City Road, in the Groveland area of unincorporated Lake County, in Section 13, Township 22 South, Range 24 East, identified by Alternate Key Number 2520311, and more particularly described in Exhibit "A"; and

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

WHEREAS, the Lake County Planning and Zoning Board reviewed Petition PZ2025-64 on the 2nd day of July 2025; after giving Notice of Hearing on 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 5th day of August 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 to rezone the subject property from Urban Residential (R-6) District to Agriculture (A) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

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 (LDR), as amended. 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 _____ 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

1 **EXHIBIT "A" - Legal Description.**

2 LOT (S) 6 AND 7, PLEASURE COVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED
3 IN PLAT BOOK 25, PAGE(S) 8, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

