



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): August 6, 2025  
Board of County Commissioners (BCC): September 2, 2025

Case No. and Project Name: PZ2024-279, Sorrento Ave - Elkridge

Commissioner District: District 4 – Leslie Campione

Applicant(s): Ben Champion

Owner(s): Hyzer Construction, LLC, a Florida limited liability company

Requested Action: Rezone approximately 0.69 +/- acres from Community Facility District (CFD), F/K/A Public Facilities District (PFD) to Urban Residential (R-6) District to facilitate residential use.

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

Case Manager: Eddie Montanez, Planner I  
Janie Barrón, FRA-RP, Planning Manager

PZB Recommendation:

### **Subject Property Information**

Size: 0.69 +/- gross acres

Location: Intersection of County Road 46 (Sorrento Avenue) and Elkridge Drive, Mount Plymouth

Alternate Key No(s): 1361001, 3958234, and 3958235.

Future Land Use: Mt. Plymouth-Sorrento Receiving Area (Attachment "A")

Current Zoning District: Community Facility District (CFD) (Attachment "B")

Proposed Zoning District: Urban Residential (R-6) District (Attachment "C")

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wekiva River Protection Area (WRPA), Wekiva Study Area (WSA), and Mount Plymouth-Sorrento Special Community (Attachment "D")

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Mount Plymouth-Sorrento Main Street	Agriculture (A)	Right-of-Way and Agriculture	Vacant Parcel and Tracts L and O, Heathrow Country Estate Homes Phase 3 North of County Road 46 (Sorrento Avenue)
South	Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area	Urban Residential (R-6)	Residential	Vacant Parcel
East	Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area	Urban Residential (R-6)	Right-of-Way and Residential	Elkridge Drive, Single Family Residence and Vacant Parcel
West	Mount Plymouth-Sorrento Main Street	Agriculture (A)	Right-of-Way and Residential	Sorrento Avenue and two Vacant Parcels

**- Summary of Analysis -**

The subject parcel is identified by Alternate Key Numbers 1361001, 3958234, and 3958235 and contains approximately 0.69 +/- gross acres. The subject parcel is zoned as Public Facilities District (PFD) by Ordinance #34-90; is designated with a Wekiva River Protection Area Mount Plymouth-Sorrento Receiving Area Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is located within Wekiva River Protection Area (WRPA), Wekiva Study Area (WSA), and Mount Plymouth-Sorrento Special Community. After the adoption of Ordinance 34-90, zoning districts were renamed as reflected in LDR Table 3.00.03, adopted through Ordinance 2003-85, which converted PFD zoning districts to Community Facility District (CFD).

For background purposes, Lot of Record #1990L-0021 granted three building sites to the subject parcel; one for Lots 31 and 32, Block 7, Mt. Plymouth Section "A"; one for Lot 1, Block 7, Mt. Plymouth Section "A"; and one for Lots 2 and 3, Block 7, Mt. Plymouth Section "A". CFD Ordinance #34-90 limits the use of the site to a Day Care Facility and normal accessory uses. The subject parcel is vacant and undeveloped.

The Applicant is requesting to rezone the subject parcel from CFD to R-6 to facilitate construction of three single-family residences.

**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	CFD	Day Care Facility and normal accessory uses	N/A	80%	20%	50'
Proposed	R-6	N/A	Three (3) Single-Family Residences	55%	N/A	40'

The Applicant provided a Project Narrative as shown on Attachment "E".

– Staff Analysis –

LDR Section 14.03.03 (Standards for Review)

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

The application seeks a rezoning from CFD to R-6 to facilitate residential use. The proposed use is consistent with *LDR Section 3.01.03, Schedule of Permitted and Conditional Uses*, which allows single-family residential use.

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 subject 0.69 +/- gross acres is located within the WRPA, WSA, and Mount Plymouth-Sorrento Special Community and the request shall be consistent with the following:

The request to rezone the subject parcel to be developed with residential uses is consistent with Comprehensive Plan Goal I-1 entitled *Purpose of the Future Land Use Element*, which ensures compatibility between densities of development. The surrounding area is indicative of residential uses.

The request is consistent with *Comprehensive Plan Objective I-2.1*, which recognizes the *Mount Plymouth-Sorrento Special Community* as part of Lake County with unique character and charm. The Policy requires approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection with the community's character. Developing the subject parcels with single-family residences at a density of 4.3 du/acre is less intense than the allowable 5.5 du/acre allowable under the Mount Plymouth-Sorrento Receiving Area FLU. The residential use will have a reduced impact on impervious surface ratio (ISR) and building height compared to the approved day care facility uses.

The proposed use is consistent with Comprehensive Plan Goal I-3 entitled *Wekiva Area*, which states that long-term viability of natural resources shall be protected through land preservation. Developing the subject parcels with single-family residences preserves more land compared to the approved day care facility use as there will be a reduced ISR allowance.

The request is consistent with Comprehensive Plan Object I-3.3 entitled *Wekiva River Protection Area*, which states that regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area, no development may be approved upon parcels so located unless the proposed development conforms to the provisions of the Wekiva River Protection Act, the Comprehensive Plan and Land Development Regulations. The Applicant provided information regarding consistency with the Wekiva River Protection Act (Attachment "F").

The request is consistent with Comprehensive Plan Policy I-3.2.4 entitled *WRPA Mt. Plymouth-Sorrento Receiving Area FLUC*, which allows for residential uses.

The request is consistent with Comprehensive Plan Policy I-3.3.2 entitled *Limit Density and Intensity of Land Use with the WRPA*, which states that land within the WRPA must comply with the density of the WRPA Future Land Use Category. The FLUC density is 5.5 du/acre and the proposed is 4.3 du/acre.

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 proposal to develop the subject 0.69 +/- gross acres with three single-family residences is consistent with the surrounding land uses, and density. The surrounding area is developed with residential uses, specifically single-family residences.

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

In their Project Narrative (Attachment “D”), the Applicant states that, *“Changed condition is that I recently purchased this property and plan to sell it as one parcel with R6 zoning. Based on my research, the highest and best use of the property at this time is residential. I have property rights and don’t have to have a development plan to request a rezoning. Despite the name of our company, Hyzer Construction, LLC; we have NEVER built anything and none of the officers, owners or employees of Hyzer Construction LLC hold ANY construction or trade licenses or plan to get any.”*

Staff’s understanding of the Applicant’s intention is that if the rezoning is approved, they would like to sell each of the three parcels individually.

**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 City of Eustis has provided documentation (Attachment “G”) indicating that central water and sewer service is not currently available for the subject parcel.

Schools

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

Parks

The proposed rezoning is not anticipated to adversely impact park capacity 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 # 39 is located 1.17 miles from the subject property at 24815 Wallick Road, Sorrento. Fire protection water supply and emergency access will be addressed during the site plan review process should the conditional use permit be approved by the Board.

Transportation Concurrency

This project will be generating de minimis impact of approximately one (1) pm peak hour trips, in which one (1) trip will impact the peak hour direction.

**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 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).

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

There is no indication that the rezoning application will affect property values in the area.

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

The rezoning request would not disrupt the existing orderly and logical development pattern of the area as the adjoining neighboring parcels are zoned for residential uses and developed with single-family residences.

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

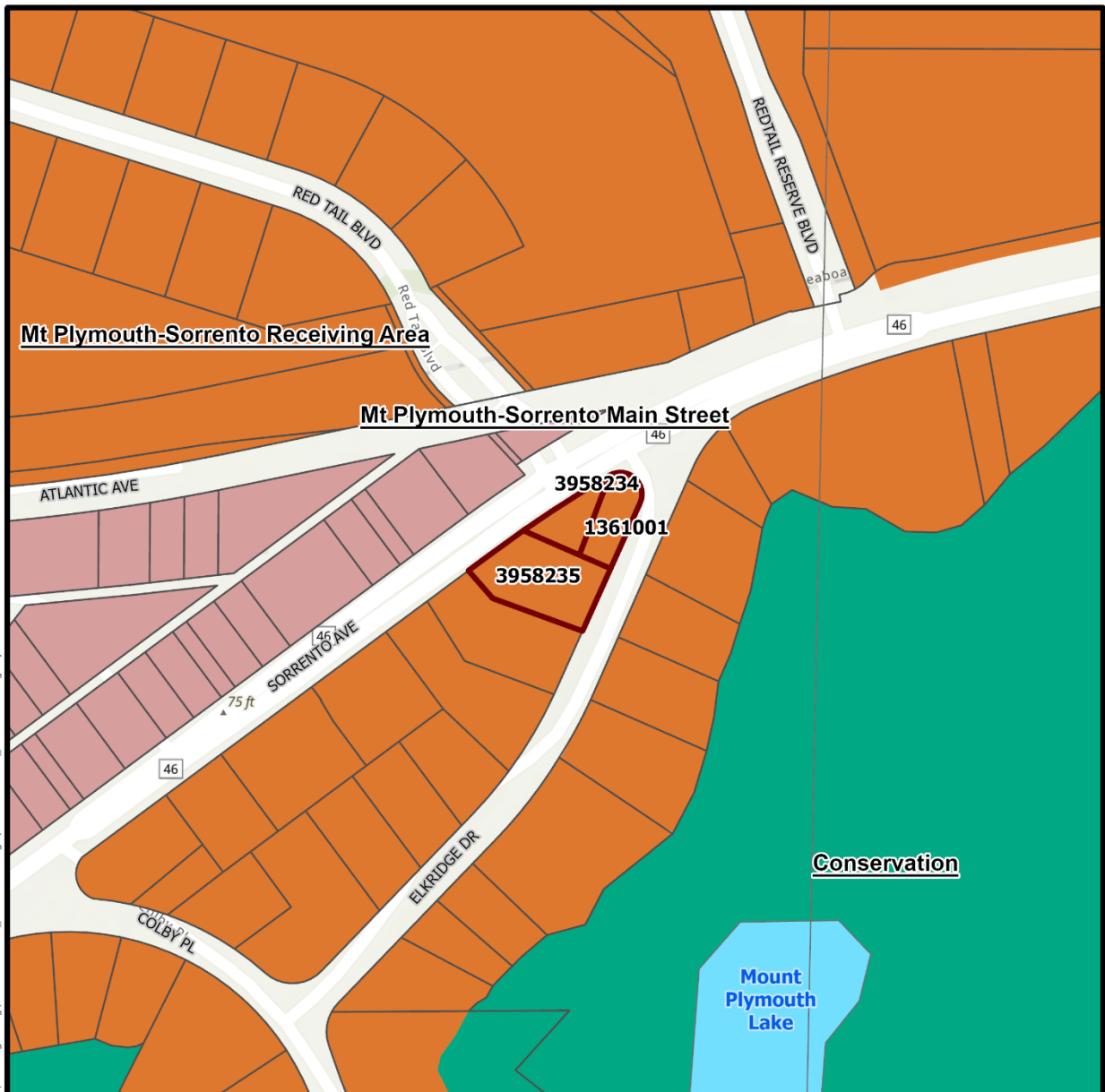
The proposed rezoning application is in harmony with the Wekiva River Protection Act and the intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

**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.**

N/A.

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE



### FLU

- Mt Plymouth-Sorrento Main Street
- Mt Plymouth-Sorrento Receiving Area
- Conservation

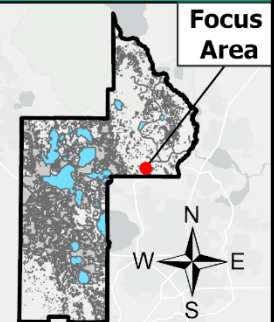
NAME: **SORRENTO-ELKRIDGE**

CASE NUMBER: **RZ-PZ2024-279**

LOCATION (S-T-R): **29-19-28**

REQUEST: **REZONE FROM COMMUNITY FACILITY DISTRICT (CFD) TO URBAN RESIDENTIAL (R-6)**

DISTRICT: **4**

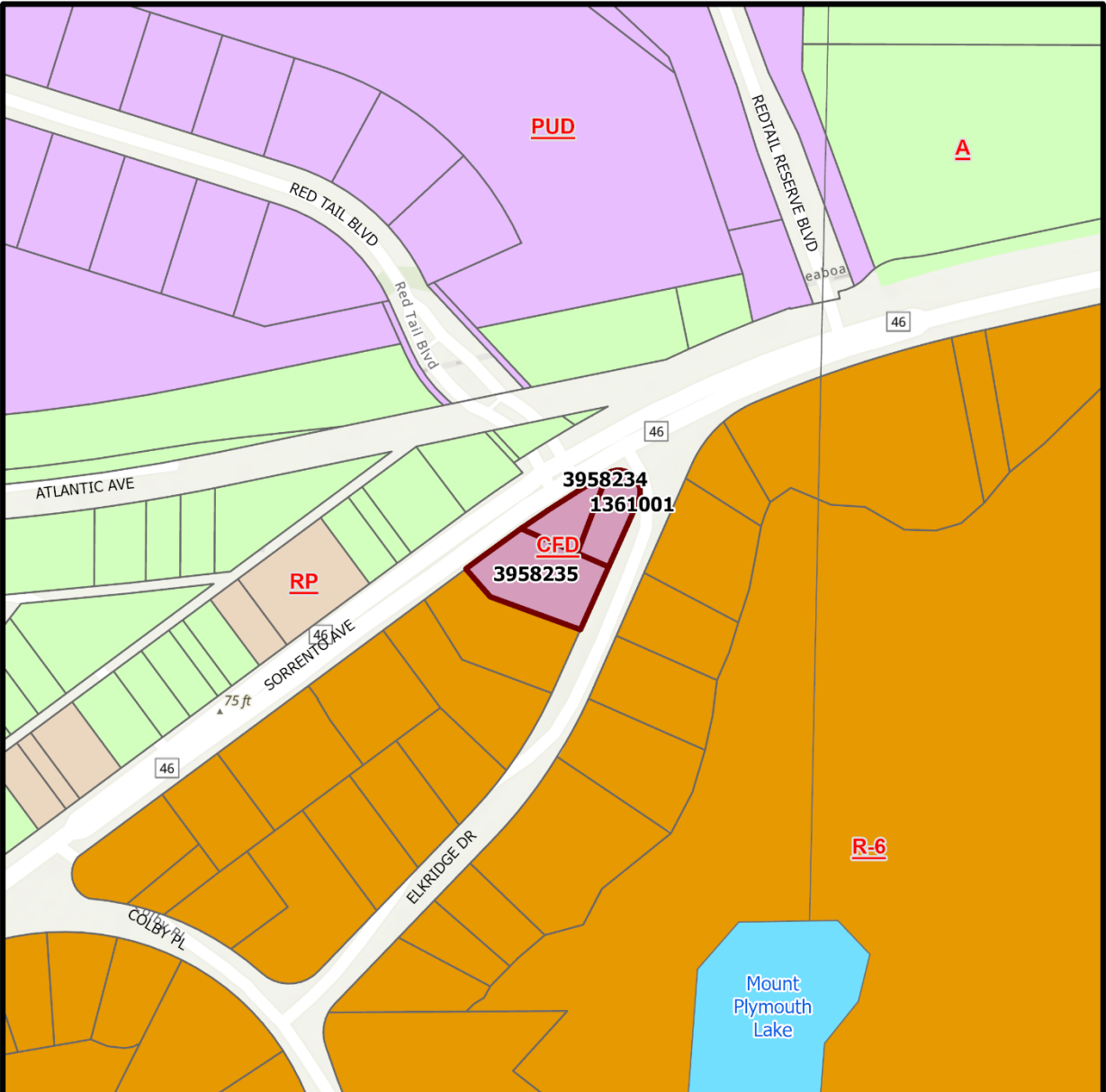


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# Attachment “B” – Zoning District Map (Current)

## CURRENT ZONING

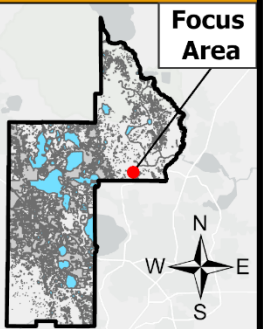


### Zoning

A R-6 RP CFD PUD

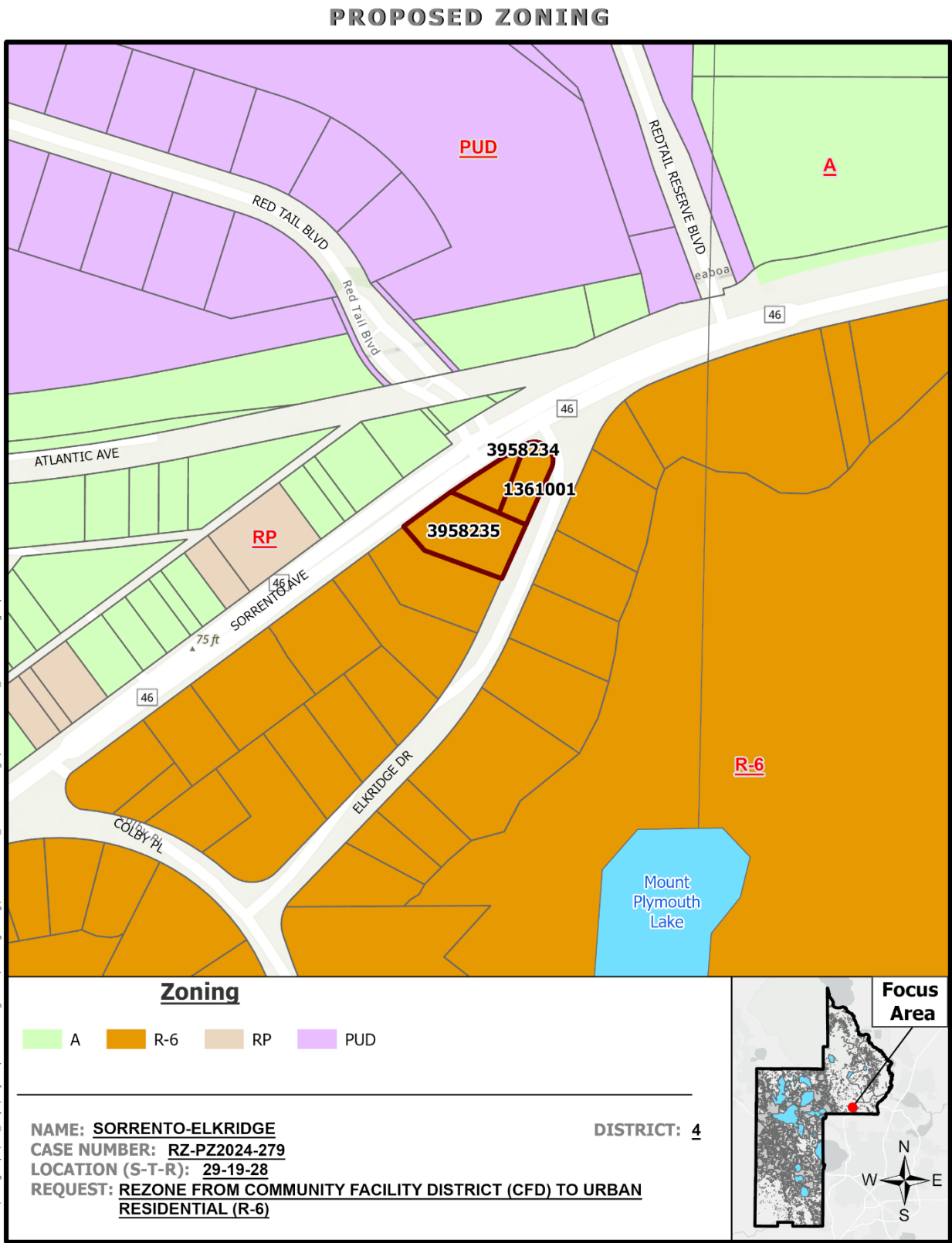
**NAME:** SORRENTO-ELKRIDGE  
**CASE NUMBER:** RZ-PZ2024-279  
**LOCATION (S-T-R):** 29-19-28  
**REQUEST:** REZONE FROM COMMUNITY FACILITY DISTRICT (CFD) TO URBAN RESIDENTIAL (R-6)

**DISTRICT:** 4



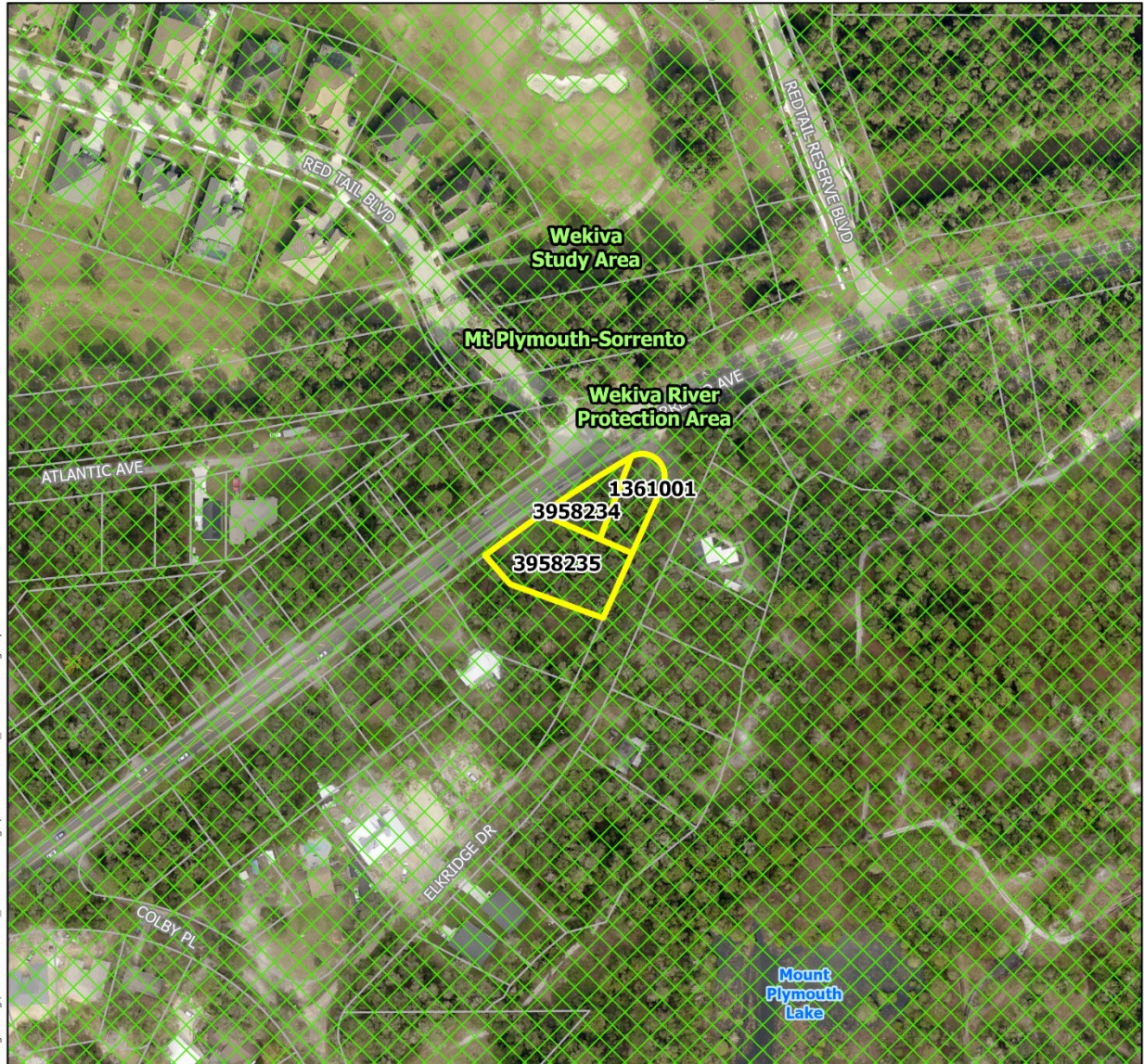
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# Attachment “C” – Zoning District Map (Proposed)

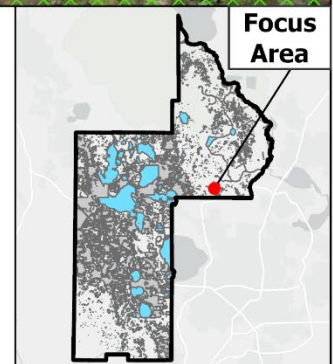


# Attachment “D”, Overlay Protection Areas

RZ-PZ2024-279  
Sorrento-Elkridge



Rezone from Community Facility District (CFD) to Urban Residential (R-6)



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## Attachment “E”, Project Narrative (1 of 2)

### Rezoning Narrative

#### 14.03.02.B

- a. A description of the typical operations and or activities conducted on the property.

There are currently no operations or activities conducted on the property. This is vacant land. There is no development contemplated.

- b. A statement describing any changed conditions that would justify rezoning.

Changed condition is that I recently purchased this property and plan to sell it as one parcel with R6 zoning. Based on my research, the highest and best use of the property at this time is residential. I have property rights and I don't have to have a development plan to request rezoning. Despite the name of our company, Hyzer Construction, LLC; we have NEVER built anything and none of the officers, owners or employees of Hyzer Construction LLC hold ANY construction or trade licenses or plan to get any.

- c. A statement describing why there is a need for the proposed rezoning.

Based on my research, the highest and best use of the property at this time is residential. I plan to sell this Property as one parcel without any changes or development, just as it is except for rezoning.

- d. A statement describing how the proposed rezoning is consistent with the Comprehensive Plan

This property is surrounded by R6 zoned properties. So this change would make it completely consistent with adjacent properties.

#### Section 14.03.02.C,

- a. Is compatible with existing land uses

There are no existing land uses as property is vacant land and there is no development currently planned for property.

- b. Affect the capacities of public facilities and services.

No development is planned by current owner. New owner may build a house on it if changed to R6 zoning. Any impact on public facilities must be irrelevant to have one less potential commercial activity and one more potential home. Elkridge Dr is not publicly maintained, and any new home would be on well and septic.

## Attachment “E”, Project Narrative (2 of 2)

c. Affects the natural environment.

R6 zoning would have much less impact on the natural environment than some of the currently approved uses as Community Facility District. Some of the currently allowed uses are landfill, injection well for polluted water, and/or future wastewater treatment plant.

d. Will result in orderly and logical development pattern.

All surrounding properties have R6 zoning. This rezoning request would make all of the properties the same. A more orderly and logical development pattern. Current zoning would allow use of property as a landfill, injection well for polluted water, and/or future wastewater treatment plant. I don't think neighbors want any of these things built next to their homes. Granting this request and changing to R6 zoning would remove current zoning that allows landfill, injection well for polluted water, and/or future wastewater treatment plant. Having any of these facilities next to residential is not an orderly and logical development pattern.

# Attachment “F” Wekiva River Protection Act Consistency (1 of 3)



## Office of Planning and Zoning

### **Wekiva River Protection Act** *Application for Consistency Review*

The Wekiva River Protection Area Act was enacted in 1988 and codified as Part II, Chapter 369, Florida Statutes, for the purpose of protecting the natural resources of the Wekiva River System. The Act provides for protecting the Wekiva River System and its ecology and prohibits development that is not low-density residential in nature, unless that development has less impacts on natural resources than low-density residential development and requires that residential development have a rural density and character in the aggregate. Regardless of the land use designation or zoning classification assigned to any parcel of property located within the Wekiva River Protection Area, (as defined) no development may be approved upon parcels so located unless it conforms to the provision of the Act and the provisions of the Lake County Comprehensive Plan and Land Development Regulations, as amended.

Please thoroughly answer each of the questions below, in letter format, along with a location map, along with an application rezoning/conditional use permit. The information will assist staff in determining if the proposed activity is consistent with the provisions of the Wekiva River Protection Act. Answers should be detailed and apply and articulate sound and generally accepted planning practices and principles.

**A. Describe how the proposed activity will protect each of the following:**

1. Water quantity, water quality and hydrology of the Wekiva River System.
2. Wetlands associated with the Wekiva River System.
3. Aquatic and wetland-dependent wildlife species associated with the Wekiva River System.
4. Habitat within the Wekiva River Protection Area of species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.
5. Native vegetation within the Wekiva River Protection Area.

**B. Describe how the proposed development will be consistent with the following provisions:**

1. Provisions to ensure the preservation of sufficient habitat for feeding, nesting, roosting, and resting as to maintain viable populations or species designated pursuant to Rules 39-27.003, 39-27.004, and 39-27.005, Florida Administrative Code.
2. Clearing of native vegetation within the 100-year flood plain.
3. The rural character of the Wekiva River Protection Area.
4. Prohibition of development that is not low-density in nature, unless that development has less impact on natural resources than low-density residential development.
5. Provisions for setbacks along the Wekiva River for areas that do not fall within the protection zones established pursuant to Section 373.415, Florida Statutes.
6. Restrictions on intensity of development adjacent to publicly owned lands to prevent adverse impacts to such lands.
7. Restrictions on filling and alteration of wetlands in the Wekiva River Protection Area.
8. Provisions encouraging clustering of residential when it promotes protection of environmentally sensitive areas.
9. Ensuring that residential development in the aggregate is of a rural density and character.
10. Concentrating development farthest from the surface water and wetlands of the Wekiva River System.
11. Land adjacent to the surface water and watercourses of the Wekiva River System may not be subdivided so as to interfere with the implementation of protection zones as established pursuant to Section 373.415, Florida Statutes, to interfere with any applicable setbacks from surface water in the Wekiva River System which are established by local governments, or interfere with the policy of concentrating development in the Wekiva River Protection Area as far from the surface water and wetlands of the Wekiva River Systems as practicable.
12. Location of septic tanks and drain fields in the 100-year flood plain and discharges of stormwater to the Wekiva River System.

Lake County shall, through the implementation of the Comprehensive Plan, preserve and protect the Wekiva River Protection Area and Wekiva Study Area as natural resources of critical state and regional importance. The Wekiva River Protection Area and Wekiva Study Area are shown on the Future Land Use Map.

**Please Note: Additional approvals, permits and inspections may be required from the Offices of Planning & Zoning, Building Services, and/or Public Safety prior to commencing or continuing business operations.**

Office of Planning & Zoning  
Wekiva River Protection Act Application for Consistency Review

Created 2022/05  
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## Attachment “F” Wekiva River Protection Act Consistency (2 of 3)

### Wekiva Protection Area Response – Rezoning application RZ-PZ2024-279

A. 1. The only proposed activity is zoning change. Zoning change in and of itself will not impact water quality. Proposed R6 zoning would have much less impact on the natural environment than some of the uses allowed under current Community Facility District zoning (3.01.03) such as nursing home, family residential home, landfill, injection well for polluted water, and/or future wastewater treatment plant.

A. 2. Zero anticipated impact as there are no wetlands on or near subject property.

A. 3. Zero anticipated impact.

A. 4. No threatened or endangered species on subject property.

A. 5. No clearing of any sort presently planned. Property could be developed under current zoning or new zoning with similar clearing likely at that time.

B. 1. No development is proposed, only change of zoning. As property is already surrounded by roads and development, it is unlikely that any future development will have a noticeable impact on any designated species or their habitat.

B. 2. No flood zone on property.

B. 3. No development is proposed, only change of zoning. Future development under proposed zoning would have similar impacts to Wekiva Protection Area as current zoning. More or less depending on the exact nature of that future development, which can not be known at this time as none is planned.

B. 4. No development is proposed, only change of zoning. Future development under proposed zoning would have similar impacts to Wekiva Protection Area as current zoning. More or less depending on the exact nature of that future development, which can not be known at this time as none is planned.

B. 5. No development is proposed, only change of zoning. Subject property is not adjacent to any Protection Zones pursuant to FS 373.415.

B. 6. No development is proposed, only change of zoning. Subject property is not adjacent to any publicly owned lands other than State Road 46 and Elkridge Dr.

B. 7. No wetlands, no development planned

B. 8. No development is proposed, only change of zoning. Future development under proposed zoning would have similar impacts to Wekiva Protection Area as current zoning.

## Attachment “F” Wekiva River Protection Act Consistency (3 of 3)

More or less depending on the exact nature of that future development, which can not be known at this time as none is planned.

B. 9. No development is proposed, only change of zoning. Future development under proposed zoning would have similar impacts to Wekiva Protection Area as current zoning. More or less depending on the exact nature of that future development, which can not be known at this time as none is planned.

B. 10. No development is proposed. No surface waters on this property.

B. 11. No subdivision is proposed and property not adjacent to protection zones.

B. 12. No septic tanks are proposed and no flood zone on property.

# Attachment "G" Utility Notification



## Office of Planning and Zoning

### Utility Notification

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

**The applicant is proposing the following:**

Single-Family Dwelling \_\_\_\_\_ Multi-Family Units \_\_\_\_\_ Duplex \_\_\_\_\_ Commercial \_\_\_\_\_

Administrative Lot Split \_\_\_\_\_ Commercial Project \_\_\_\_\_ Rezoning X

**Legal description:** Section 28 Township 19 Range 28 Alt Key # 1361001

Subdivision M + Plymouth Lot 1-3 31,32 Block 7 Additional Legal attached \_\_\_\_\_

Hook up to Central Sewage Is Not within 1,000 feet of the above described property.

(is or is not)

Hook up to Central Water Is Not within 300 feet of the above described property.

(is or is not)

The City of Eustis, will provide immediate hook up to this property for:

Central Sewage: Yes \_\_\_\_\_ No X Central Water: Yes \_\_\_\_\_ No X

Will the connection to the central sewage system be via a \_\_\_\_\_ gravity line or a \_\_\_\_\_ force main/pump?

**Wellfield Protection:**

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is \_\_\_\_\_ or is not X within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

City Official or Private Provider Signature Paul Shepherd

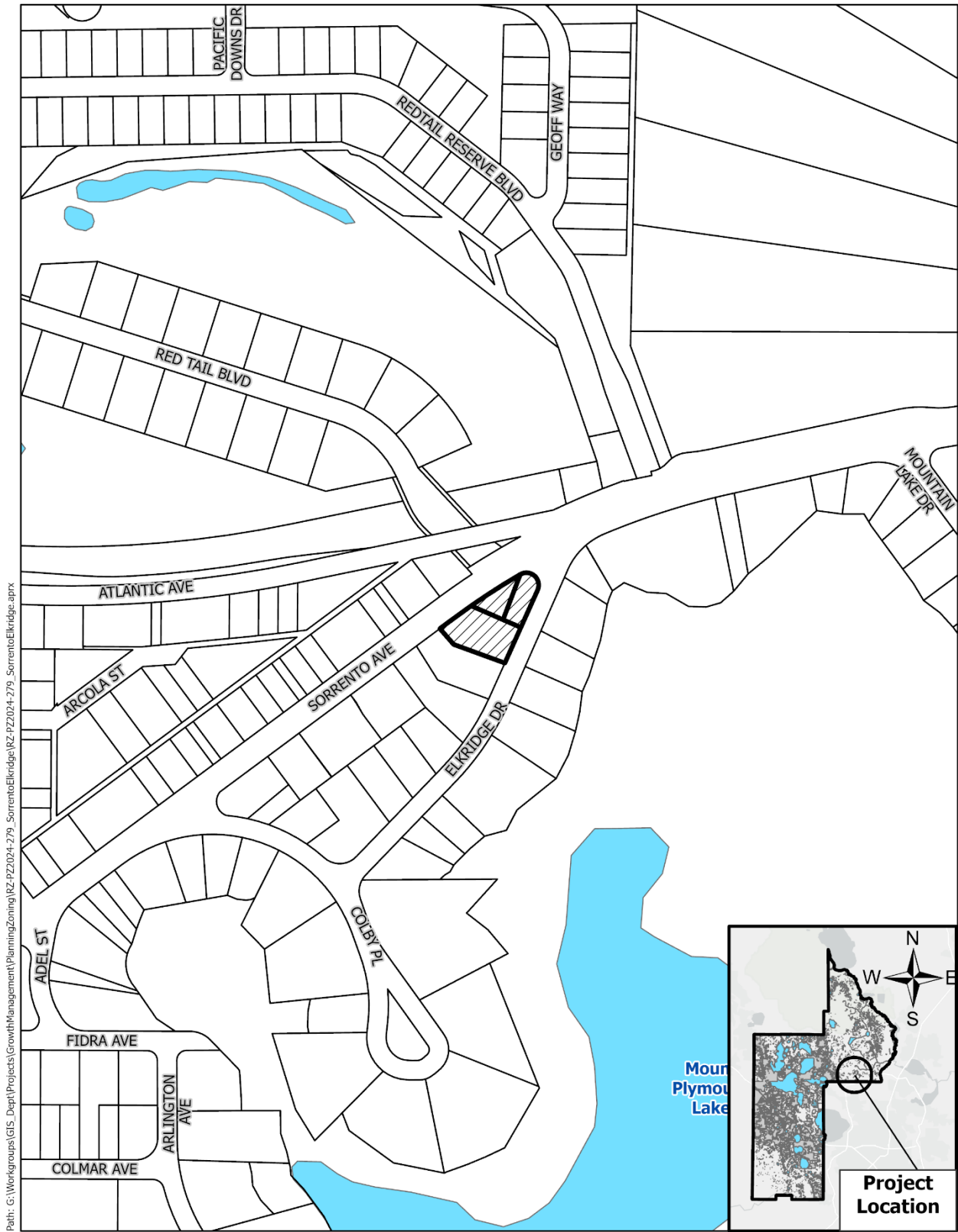
Print Name, Title and Entity: Paul Shepherd, Superintendent Date 10/16/24

**Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to [zoning@lakecountyfl.gov](mailto:zoning@lakecountyfl.gov).**

To be completed by County staff: Staff Name: \_\_\_\_\_

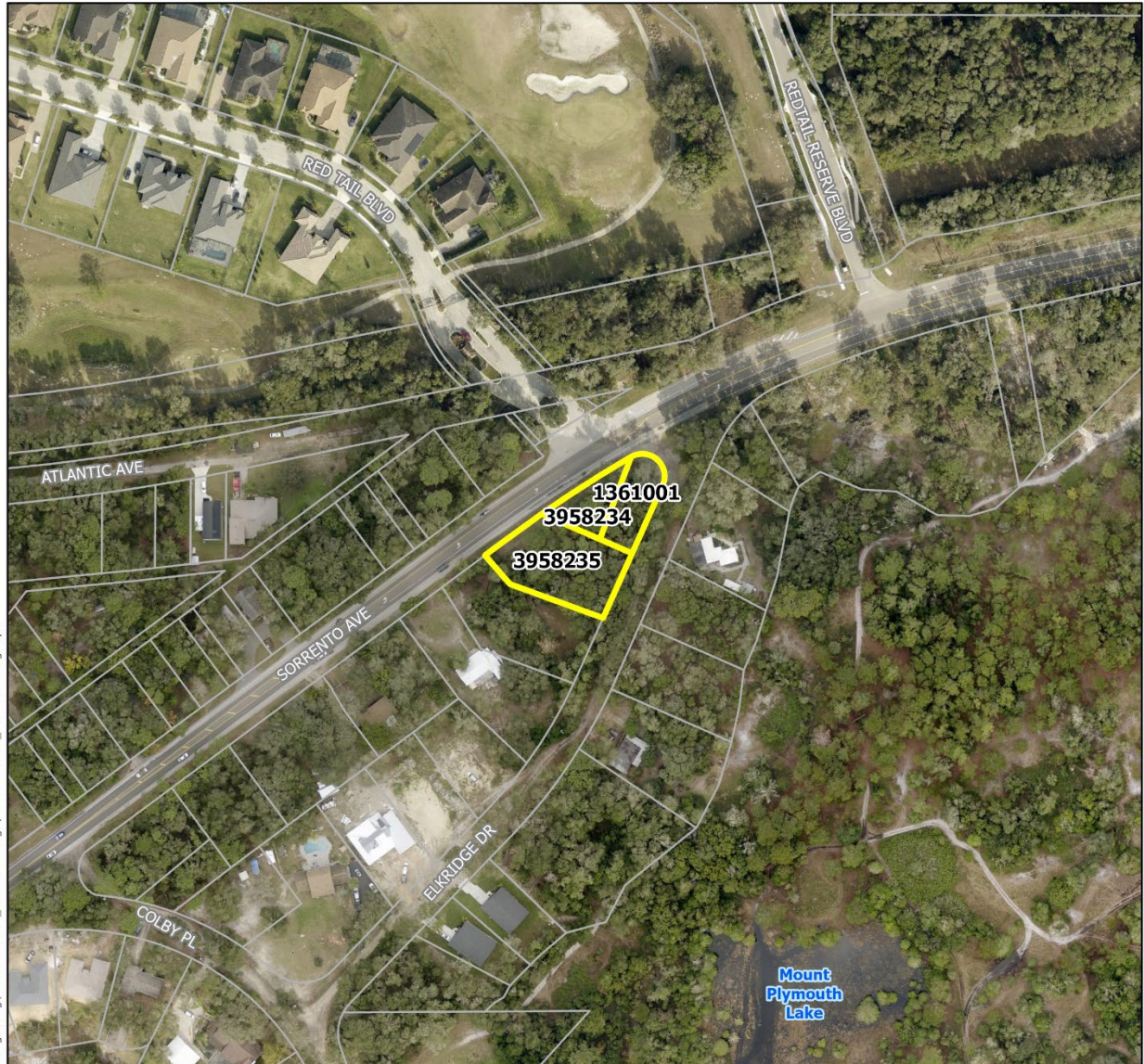
Date Received: \_\_\_\_\_ Address #: \_\_\_\_\_ Project Name: \_\_\_\_\_

# Map of Subject Property

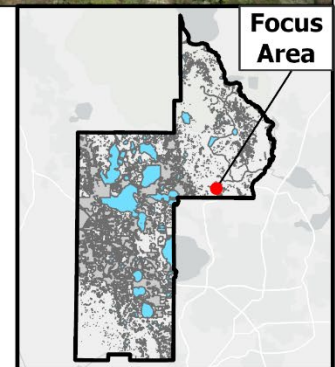


# Aerial Map of Subject Property

RZ-PZ2024-279  
Sorrento-Elkridge



Rezone from Community Facility District (CFD) to Urban Residential (R-6)



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6/11/2025

ORDINANCE #2025-\_\_

**AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 0.69 +/- ACRES FROM COMMUNITY FACILITY DISTRICT (CFD) TO URBAN RESIDENTIAL DISTRICT (R-6) TO FACILITATE RESIDENTIAL USE FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBERS 1361001, 3958234, AND 3958235; LOCATED IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 28 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Ben Champion (the "Applicant") submitted a rezoning application on behalf of Hyzer Construction, LLC (the "Owner"), to rezone from Community Facility District (CFD) to Urban Residential (R-6) District to facilitate residential use; and

**WHEREAS**, the subject property consists of approximately 0.69 +/- acres located at the intersection of County Road 46 (Sorrento Avenue) and Elkridge drive in the unincorporated Mount Plymouth area in Section 28, Township 19 South, Range 28 East, identified by Alternate Key Number 1361001, and more particularly described in Exhibit "A"; and

**WHEREAS**, the property is located within the Mt. Plymouth-Sorrento Receiving Area Future Land Use Category; and

**WHEREAS**, on August 21, 1990, the Lake County Board of County Commissioners approved a rezoning of the subject property from Urban Residential (R-1-7) to Public Facilities District (PFD); and

**WHEREAS**, on October 15, 2003, the Lake County Board of County Commissioners approved Ordinance 2003-85 which converted Public Facilities Districts (PFD) to Community Facility Districts (CFD); and

**WHEREAS**, the Lake County Planning and Zoning Board did on August 6, 2025, review Petition PZ2024-279; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on September 2, 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 from Community Facility District (CFD) to Urban Residential (R-6) 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. 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:**

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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" - Legal Description.

Parcel 1: Lots 1, 2, 3, 31 and 32, Block 7 of MT. PLYMOUTH SECTION "A", according to the plat thereof as recorded in Plat Book 8, Page(s) 85 through 85D, of the Public Records Of Lake County, Florida.



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