



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): September 2, 2026
Board of County Commissioners (BCC): October 6, 2026

Case No. and Project Name: PZ2026-155, Ady's Marketplace LLC

Commissioner District: District 4 – Leslie Campione

Applicant(s): Paul Green

Owner(s): Ady's Marketplace LLC

Requested Action: Amend Planned Commercial (CP) District by Ordinance #2020-51 to revise the approved land uses to include golf cart retail sales.

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 2.1 +/- gross acres

Location: 24005 Sorrento Avenue, in the unincorporated Sorrento area

Alternate Key No.: 1681511, 1681553, 2924021, and 1681570

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

Current Zoning District: Planned Commercial (CP) District by Ordinance #2020-51 (Attachment "B")

Proposed Zoning District: Planned Commercial (CP) District (Attachment "C")

JPA/ISBA: N/A

Overlay/Rural Protection Area: Wekiva Study Area (WSA), Mount Plymouth-Sorrento Special Community, and Mt. Plymouth-Sorrento Community Redevelopment Area (CRA) (Attachment "D")

Flood Zone: "X"

BMAP Location: Middle St. John's

Wildlife Corridor: N/A

Table 1. Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Mount Plymouth-Sorrento Main Street	Neighborhood Commercial (C-1) District; Urban Residential (R-6) District	Commercial; Railroad Right-of-Way	Vacant Commercial; Mount Dora Landworks & Construction, LLC north of the Vacant Railroad Right-of-Way
South	Mount Plymouth-Sorrento Main Street	Neighborhood Commercial (C-1) District; Urban Residential (R-6) District	Commercial; Residential	Merv's Mower Sales & Service and First National Bank of Mount Dora south of Sorrento Avenue; Vacant Residential
East	Mount Plymouth-Sorrento Main Street	Urban Residential (R-6) District	Conditional Use Permit #345A-4; Residential	First Baptist Church of Sorrento; Single-Family Residence
West	Mount Plymouth-Sorrento Main Street	Mixed Residential (R-7) District	Residential	Vacant Residential west of vacated Right-of-Way

- Summary of Analysis -

The subject parcels total 2.1 +/- gross acres, are identified by Alternate Key Numbers 1681511, 1681553, 2924021, and 1681570, and are located at 24005 Sorrento Avenue, in the unincorporated Sorrento area. The subject parcels are zoned Planned Commercial (CP) District by Ordinance #2020-51 (Attachment "E"); are designated with a Mount Plymouth-Sorrento Main Street Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Wekiva Study Area (WSA), Mount Plymouth-Sorrento Special Community and Mt. Plymouth-Sorrento Community Redevelopment Area (CRA). The subject parcel is developed with multiple commercial structures with associated parking (Attachment "F").

The rezoning (RZ) application seeks to amend the existing CP District established by Ordinance #2020-51 to include golf cart retail sales.

CP Ordinance #2020-51 allows limited Neighborhood Commercial (C-1) and Community Commercial (C-2) uses, including daycare uses and currently excludes the use of Automotive/Boat/Recreational Vehicular (RV) sales, including ATV and motorcycles. In addition, golf cart sales are not permitted within the Neighborhood Commercial (C-1) District, are only conditionally permitted within the Community Commercial (C-2) District and are permitted within the Planned Commercial (CP) District; accordingly, an amendment to the CP Ordinance #2020-51 is required.

The Concept Plan (Attachment "F") depicts the location of the proposed golf cart retail store within an existing commercial structure.

The subject parcels are situated within the Wekiva Study Area (WSA). All development shall comply with Comprehensive Plan Policy I-3.4.5, entitled *Development Design Standards*. The proposed amendment is consistent with the development requirements of the WSA because it does not authorize any additional on-site development; rather, it revises the range of permitted retail products within the existing development, specifically to allow retail sale of golf carts.

The subject parcels are situated within the Mount Plymouth-Sorrento Special Community. Any future development will be reviewed for consistency with LDR Section 9.10.03, entitled *Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards* and Comprehensive Plan Policy I-2.1.4, entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*, as amended.

Pursuant to Comprehensive Plan Policy I-3.4.1, entitled *Surveys and Studies*, due to the proposed development being on a parcel less than forty (40) acres in size and no change to density being requested, this project is exempt from the required soil analysis and site specific hydrogeologic and geotechnical reports.

For background, the Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards were established by Ordinance #2017-48 on October 19, 2017. The Commercial Design Standards were adopted after the subject parcel's site plan was approved in 2009. Any future site development will be reviewed for consistency with Comprehensive Plan Policy I-2.1.4, as amended, however no alterations to the approved site development are proposed at this time. The proposed use will occupy an existing storefront as depicted Attachment "F".

Table 2. Existing and Proposed Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Maximum Floor Area Ratio	Minimum Open Space	Maximum Building Height
Existing	Planned Commercial (CP) District by Ordinance #2020-51	Limited Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses	N/A	60%	30%	20%	50-FT
Proposed	Planned Commercial (CP) District	N/A	Limited Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses, to include retail sale of golf carts	60%	30%	20%	50- FT

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

– 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 rezoning request is consistent with LDR Section 3.00.02(U), entitled *Purpose and Intent of Districts*, which states that the purpose of the planned commercial district is to provide for any commercial land currently available in any other commercial district and to provide for any commercial land use for which no provision is made elsewhere in these regulations. The intent of this zoning district is to establish "CP" districts individually under approved site plans, submitted either at the initial rezoning stage or prior to the actual development of the property, and conditions necessary to promote the general welfare and to secure economic and coordinated land use.

The rezoning request is consistent with LDR Table 3.00.03, entitled *Land Use – Zoning District Matrix*, which states that the CP District is compatible with the Mount Plymouth-Sorrento Main Street FLUC.

The rezoning request is consistent with LDR Section 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which states that vehicular sales are conditionally permitted within the C-2 District and permitted within the CP District.

The subject property is developed as depicted in the Concept Plan (Attachment "F"). Any future site development will be reviewed for consistency with LDR Section 9.10.03, entitled *Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards*, as amended.

New development will be required to meet all criteria specified by the Land Development Regulations (LDR).

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

The rezoning request is consistent with Comprehensive Plan Policy I-3.2.6, entitled *Mount Plymouth-Sorrento Main Street Future Land Use Category*, which states that the maximum Impervious Surface Ratio (ISR) for the Mount Plymouth-Sorrento Main Street FLUC is sixty percent (60%). The existing ISR is approximately thirty-one percent (31%) and additional development is not anticipated as part of this rezoning amendment.

Pursuant to Comprehensive Plan Policy I-3.2.6, entitled *Mount Plymouth-Sorrento Main Street Future Land Use Category*, the Main Street Future Land Use Category consists of a main street corridor and surrounding neighborhoods that provide a balanced mix of land uses. This mix of uses is designated to foster a diverse and sustainable community by accommodating housing and addressing the daily needs of people from all stages of life, incomes, and professions. In accordance with this policy, non-residential development shall provide at least twenty percent (20%) of the net buildable area as open space. The maximum intensity in this category shall be thirty percent (30%). The maximum ISR shall be sixty percent (60%) with the existing development having a current ISR of approximately thirty-three percent (33%). Typical uses within this FLUC include commerce uses, including services, retail trade, finance, insurance and real estate as specified in Objective I-2.1, entitled the *Mount Plymouth-Sorrento Special Community* and underlying policies. The proposed retail trade use is consistent with Comprehensive Plan Policy I-3.2.6, entitled *Mount Plymouth-Sorrento Main Street Future Land Use Category*.

The subject property is located within the Wekiva Study Area. The subject parcel is less than forty (40) acres and is therefore exempt from providing the required surveys and studies pursuant to Comprehensive Plan Policy I-3.4.1, entitled *Surveys and Studies*.

The subject property is developed as depicted in the Concept Plan (Attachment "F"). The subject parcels are situated within the Mount Plymouth-Sorrento Special Community. Development shall comply with Comprehensive Plan Policy I-2.1.4, entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*. Any future site development will be reviewed for consistency with Comprehensive Plan Policy I-2.1.4, as amended.

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

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

The rezoning request is consistent with LDR Table 3.00.03, entitled *Land Use – Zoning District Matrix*, which states that the Planned Commercial (CP) district is compatible with the Mount Plymouth-Sorrento Main Street FLUC.

The request and proposed use are consistent with the surrounding uses. The adjacent developed parcels are developed with a mix of uses, including the community facility district use and the existing commercial use on the subject property, both fronting the main street, and the adjacent residential development. This mix of uses accomplishes the intent of the Mount Plymouth-Sorrento Main Street Future Land Use Category which consists of a Main Street corridor and surrounding neighborhoods that provide a balanced mix of land uses, pursuant to Comprehensive Plan Policy I-3.2.6, entitled *Mount Plymouth-Sorrento Main Street Future Land Use Category*.

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

The Applicant has not identified any changed conditions specific to the subject parcel that would support or preclude the proposed rezoning. Instead, the Applicant provides general justification for the proposed retail use as it pertains to the surrounding Sorrento area and broader Lake County region, as set forth in the Project Narrative on Attachment "G".

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 developed site will continue with the use of the existing well and septic system.

Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, states that developments within the Mount Plymouth-Sorrento Main Street FLUC, with an expected flow of at least 100,000 gallons per day (GPD) or a density greater than one (1) unit per net acre must be connected to a regional sewer system. The proposed continuation of the current development on the subject parcel does not exceed one (1) unit per net acre and is not expected to render a flow of at least 100,000 GPD. Therefore, the subject property will continue to be serviced by the existing well and septic in accordance with the Comprehensive Plan and LDR, as amended.

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 1.27 miles from the subject property at 24815 Wallick Road, Sorrento, Florida, 32776. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Sorrento Ave is "C" with capacity of 648 trips in the peak hour direction. Currently the impacted segment from CR 437S to CR 437N is operating at eighty-eight percent (88%) in the PM peak directional hour.

This project is estimated to generate approximately two (2) PM peak-hour trips, of which one (1) trip is anticipated to impact the peak-hour direction while maintaining an acceptable Level of Service (LOS) "C".

Based on the projected traffic impacts, the project is considered *de minimis*.

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 submitted with future site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. 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 development pattern is not being influenced by this rezoning amendment request. The site is already developed and zoned for commercial retail. The amendment will only slightly broaden the scope of allowable retail products, resulting in a continued orderly and logical development pattern.

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

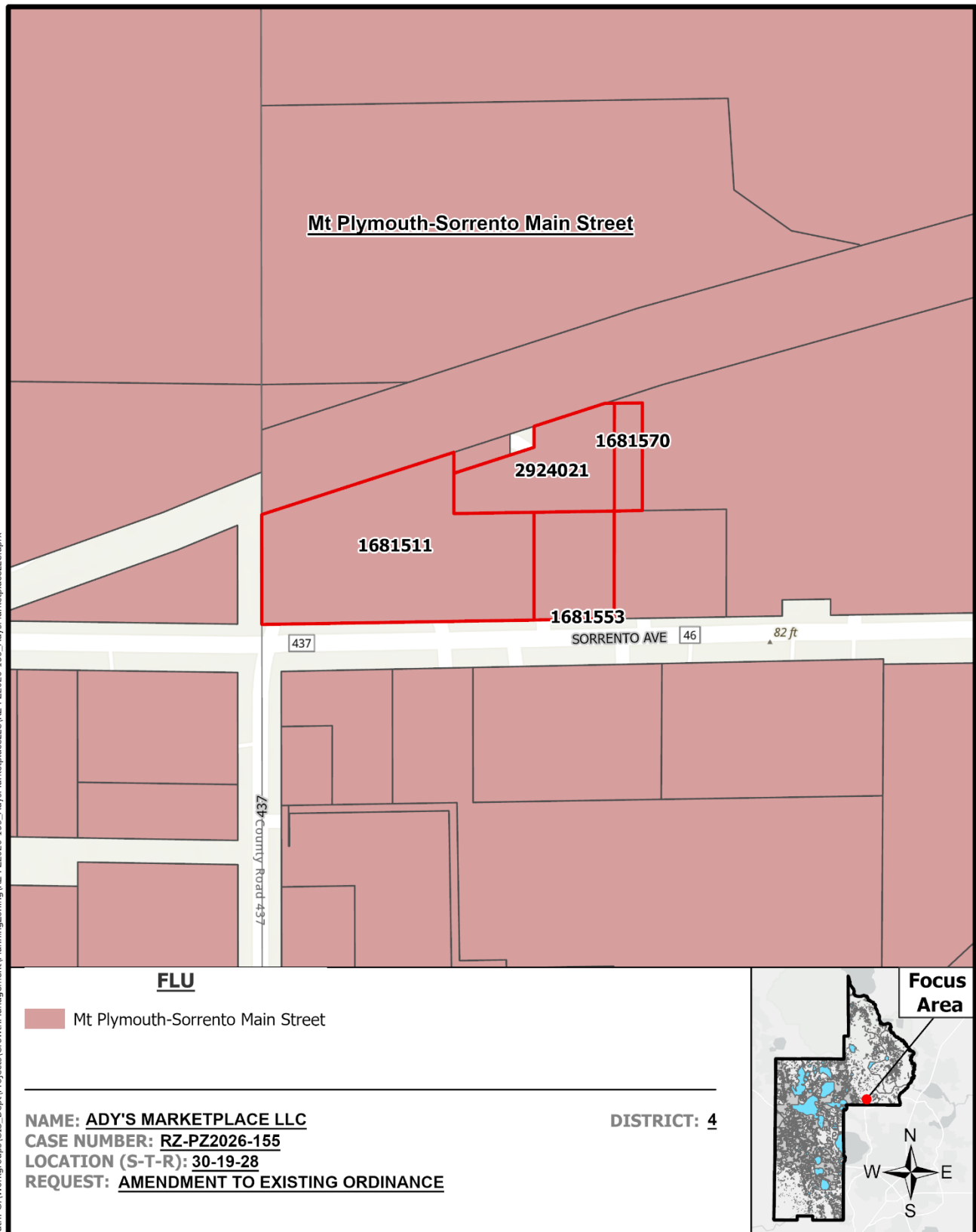
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

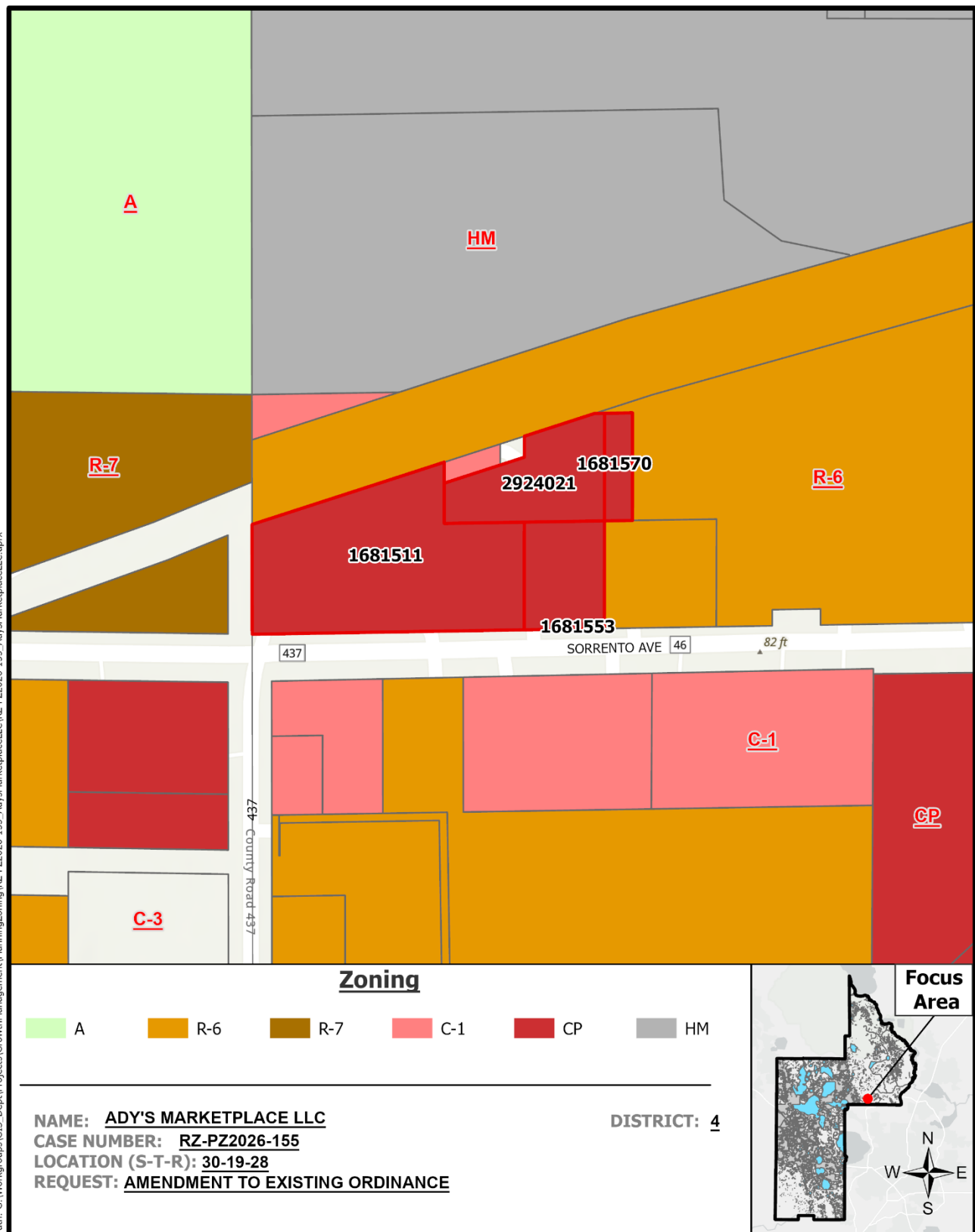
CURRENT FUTURE LAND USE



6/25/2026

Attachment "B" – Zoning District Map

CURRENT ZONING

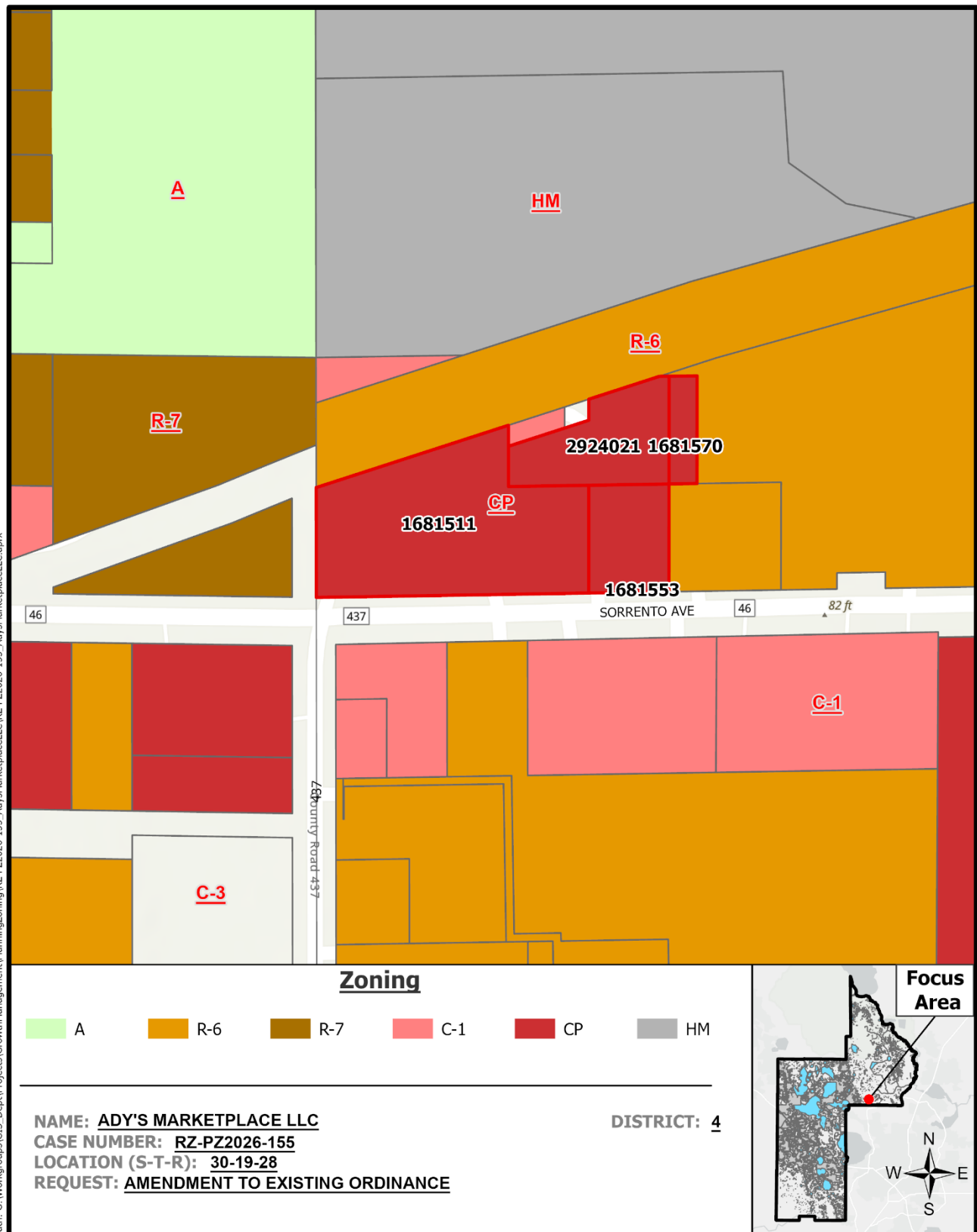


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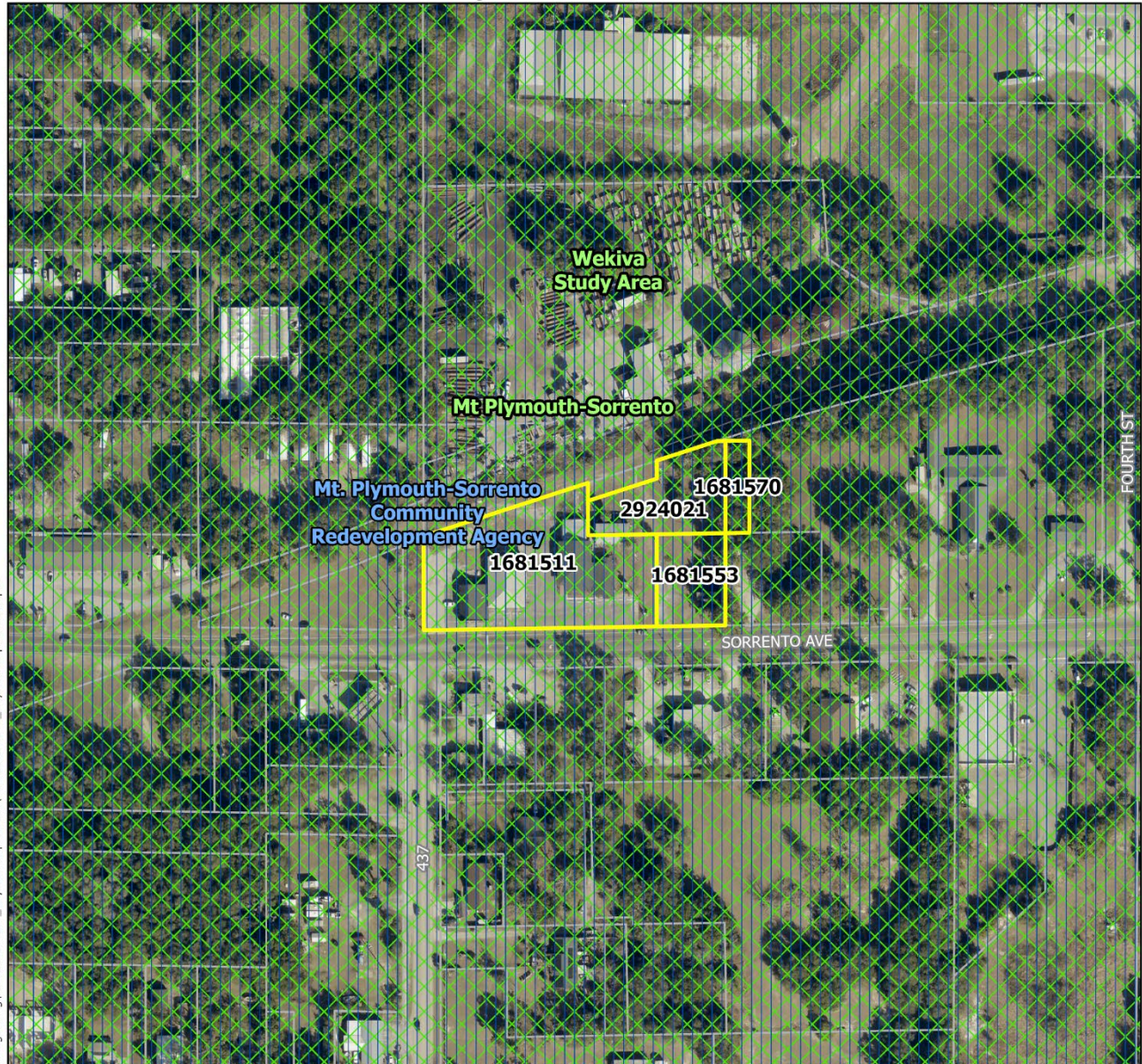
Attachment "C" – Proposed Zoning District Map

PROPOSED ZONING

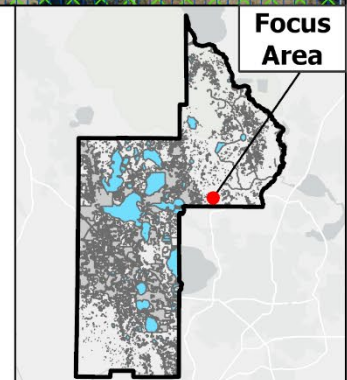


Attachment "D" – Overlay Map

RZ-PZ2026-155
Ady's Marketplace LLC



Amendment to existing ordinance



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7/7/2026

Attachment “E” – Ordinance #2020-51 (Page 2 of 6)

Ordinance #2020-51
RZ-20-23-4, Mount Plymouth-Sorrento Medical Center Rezoning

- 1 **A. Land Uses.**
- 2 1. Limited Neighborhood Commercial (C-1) and Community Commercial (C-2) uses,
- 3 to include day care use.
- 4 The following uses are excluded:
- 5 a. Adult Use
- 6 b. Automotive Repair
- 7 c. Commercial Amusement
- 8 d. Motel/Hotel
- 9 e. Marina
- 10 f. Recreation Commercial
- 11 g. Restaurant Fast Food
- 12 h. Self-Service Storage (personal warehouse)
- 13 i. Theaters
- 14 j. Truckyard
- 15 k. Automotive/Boat/Recreational Vehicular (RV) Sales, including ATV and
- 16 motorcycles
- 17 l. Wholesale and Warehouse Distribution
- 18 2. Accessory uses may be approved by the County Manager or designee. Any other
- 19 use of the property will require approval of an amendment to this Ordinance by the
- 20 Board of County Commissioners.
- 21 **B. Impervious Surface Ratio, Floor Area Ratio, Open Space, and Building Height.**
- 22 Impervious Surface Ratio, Floor Area Ratio, Open Space, and Building Height shall be in
- 23 accordance with the Comprehensive Plan and LDR, as amended.
- 24 **C. Development Standards/Design Criteria.** Development shall adhere to commercial design
- 25 standards in accordance with the Comprehensive Plan and LDR, as amended.
- 26 **D. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 27 **E. Parking Requirements.** Off-street parking must be provided in accordance with the
- 28 Comprehensive Plan and LDR, as amended, unless a waiver is granted by the Board of
- 29 County Commissioners.
- 30 **F. Landscaping, Buffering, and Screening.** All new development must provide landscaping
- 31 in accordance with the LDR, as amended.
- 32 **G. Environmental Requirements.** Environmental resources shall be protected in accordance
- 33 with the Comprehensive Plan and LDR, as amended.
- 34 **H. Noise Compliance.** Development shall comply with noise protection provisions of the LDR,
- 35 as amended.

Attachment “E” – Ordinance #2020-51 (Page 3 of 6)

Ordinance #2020-51
RZ-20-23-4, Mount Plymouth-Sorrento Medical Center Rezoning

- 1 **I. Transportation:**
- 2 1. The site improvements will need to accommodate the Sorrento Ave CRA
- 3 improvement plan.
- 4 2. Sidewalks will be required per the Commercial Design Standards and LDR, as
- 5 amended
- 6 3. All access management shall be in accordance with the Comprehensive Plan and
- 7 LDR, as amended.
- 8 **J. Stormwater Management.** The stormwater management system shall be designed in
- 9 accordance with all applicable Lake County and St. Johns River Water Management District
- 10 (SJRWMD) requirements; as amended.
- 11 **K. Floodplain Management.** The Owners will be responsible for any flood studies required for
- 12 developing the site and to comply with Federal Emergency Management Agency (FEMA)
- 13 regulations, the Comprehensive Plan, and the LDR. Any development within the floodplain
- 14 as identified on the FEMA maps will require compensating storage.
- 15 **L. Lighting.** Exterior lighting must be in accordance with the LDR, as amended, and consistent
- 16 with Dark-Sky Principles.
- 17 **M. Signage.** All signage must be in accordance with the LDR, as amended.
- 18 **N. Utilities.** The use of a private well and a septic tank system to provide service needs will be
- 19 permitted by the Florida Department of Health (DOH).
- 20 **O. Bear Management.**
- 21 1. Property owner shall be required to keep garbage secure by using bear-resistant
- 22 garbage containers, modifying regular cans to be bear-resistant, or keeping cans in
- 23 a secured location.
- 24 2. Property owners shall not have bird and wildlife feeders that are not modified to
- 25 exclude bears.
- 26 3. Lake County shall have the right, but not the obligation, to enforce such provisions.
- 27 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owners shall be
- 28 required to submit applications for and receive necessary final development order approvals as
- 29 provided in the Lake County Comprehensive Plan and LDR. The applications for final
- 30 development orders shall meet all submittal requirements and comply with all County codes and
- 31 ordinances, as amended.
- 32 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
- 33 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
- 34 of the remaining portions of this Ordinance.
- 35 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
- 36 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
- 37 125.66, Florida Statutes.

Attachment "E" – Ordinance #2020-51 (Page 4 of 6)

Ordinance #2020-51
RZ-20-23-4, Mount Plymouth-Sorrento Medical Center Rezoning

1 **Section 5. Effective Date.** This Ordinance will become effective as provided by law.

2 ENACTED this 29th day of September, 2020.

3 FILED with the Secretary of State October 8th, 2020.

4 EFFECTIVE September 29,, 2020.

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6
7
8 BOARD OF COUNTY COMMISSIONERS
9 LAKE COUNTY, FLORIDA

10 Leslie Campione
11 LESLIE CAMPIONE, CHAIRMAN

12 **ATTEST:**

13 [Signature]
14 GARY J. COONEY, CLERK OF THE
15 BOARD OF COUNTY COMMISSIONERS
16 LAKE COUNTY, FLORIDA



17 **APPROVED AS TO FORM AND LEGALITY**

18 Melanie Marsh
19 MELANIE MARSH, COUNTY ATTORNEY
20

Attachment “E” – Ordinance #2020-51 (Page 5 of 6)

Ordinance #2020-51
RZ-20-23-4, Mount Plymouth-Sorrento Medical Center Rezoning

1

Exhibit “A” – Legal Description

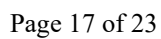
All of Block 1, and Lots 1, 2, 14, 15 and 16, Block 2, lying South of the Southerly right-of- way line of the Seaboard Coast Line Railroad and that portion of vacated Second Street and the East 1/2 of vacated Averill Street lying North of State Road 46 and South of the Southerly right-of- way line of the Seaboard Coast Line Railroad, Craig's Addition to Sorrento, according to the plat thereof recorded in Plat Book 1, Page 59, Public Records of Lake County, Florida; (Less that portion for railroad).

2

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[illegible]

2



Attachment “G” – Project Narrative (Page 1 of 4)

Mid State Golf Carts, LLC Project Narrative – Rezoning Application

A. Description of Typical Operations Conducted on the Property

The proposed use is a retail-oriented showroom for the sale of golf carts and related accessories, operating primarily within an enclosed building. Daily operations will consist of indoor product display, customer visits, consultations, and retail sales transactions. The business will function similarly to a specialty retail store, with short-duration customer visits and low-intensity activity levels. Operational activities will include the display and sale of golf carts, as well as related accessories such as wheels, seating, and light kits. Limited accessory installation and delivery preparation may occur on-site; however, these activities will be minor in nature and consistent with a retail environment. No heavy mechanical work, vehicle dismantling, body repair, or industrial operations will be conducted on the premises. A limited number of golf carts may be displayed outdoors as part of normal retail merchandising. These vehicles are low-speed, compact, and low-noise.

B. Changed Conditions Justifying the Rezoning

The surrounding Sorrento area and greater Lake County region have experienced continued residential growth, resulting in increased demand for neighborhood-serving retail uses. Golf carts and low-speed vehicles have become a more common mode of transportation within nearby communities, creating a need for accessible, local retail establishments. The subject property is located along a corridor appropriate for commercial activity and is well-positioned to support a low-impact retail use.

C. Need for the Proposed Rezoning

There is a demonstrated need for retail establishments offering golf carts and related accessories within the Sorrento area. The proposed use will provide a convenient, local option for customers while supporting local economic activity with minimal traffic impact.

D. Consistency with the Comprehensive Plan

The proposed rezoning is consistent with the Lake County Comprehensive Plan, supporting orderly commercial development, neighborhood-serving retail, and economic growth. The project represents a low-impact retail use compatible with surrounding development and utilizes existing infrastructure efficiently.

Attachment “G” – Project Narrative (Page 2 of 4)

Mid State Golf Carts, LLC Rezoning Statement

A. Compatibility with Existing Land Uses

The proposed use is compatible with existing and surrounding land uses. The operation is a low-impact retail showroom for the sale of golf carts and related accessories, consistent with commercial and mixed-use development patterns in the area. The business will maintain a clean, professional appearance and will not introduce noise, traffic, or operational intensity beyond what is typical for a small retail establishment. A limited outdoor display of low-speed golf carts is consistent with standard retail practices and does not create adverse impacts on adjacent properties.

B. Impact on Public Facilities and Services

The proposed rezoning will not adversely affect the capacity of public facilities or services. The use is expected to generate low to moderate traffic volumes, comparable to other small-scale retail uses. The property will utilize existing infrastructure, including roadways, utilities, and drainage systems, without placing a significant burden on public services. No unusual demand on emergency services, water, sewer, or solid waste systems is anticipated.

C. Impact on the Natural Environment

The proposed use will not have a significant impact on the natural environment. Operations will occur primarily within an enclosed structure, and no industrial processes, hazardous materials, or environmentally intensive activities are proposed. The business involves the sale of low-speed vehicles and accessories, with minimal emissions and no outdoor storage of materials or waste. The use will comply with all applicable environmental regulations and development standards.

D. Orderly and Logical Development Pattern

The proposed rezoning will result in an orderly and logical development pattern by allowing a low-impact, neighborhood-serving retail use in a location appropriate for commercial activity. The subject property is situated along a corridor suitable for commercial development, and the proposed use aligns with the ongoing growth and evolution of the surrounding area. The project supports the expansion of local retail services while maintaining compatibility with nearby uses and existing development patterns.

Attachment "G" – Project Narrative (Page 3 of 4)



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.
No

2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
Yes

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

4. Whether there have been changed conditions that justify a rezoning
Amending ordinance only, No rezoning needed.

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.
No

Attachment "G" – Project Narrative (Page 4 of 4)

environment.

No

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

No

8. Whether, and the extent to which, the proposed rezoning would result in an 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.

No

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.

Building has sat vacant and not used. I wish to clean the building up and sell golf carts.

Map of Subject Property



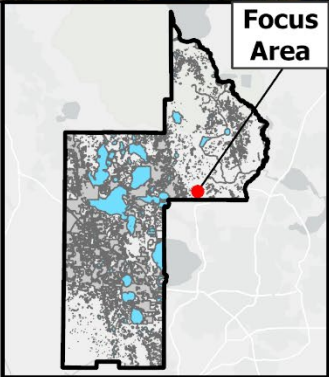
Aerial Map of Subject Property

RZ-PZ2026-155
Ady's Marketplace LLC



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Amendment to existing ordinance



6/25/2026

ORDINANCE 2026 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AMENDING PLANNED COMMERCIAL (CP) DISTRICT ORDINANCE #2020-51 TO REVISE THE APPROVED LAND USES TO INCLUDE GOLF CART RETAIL SALES, FOR THE PROPERTIES IDENTIFIED AS ALTERNATE KEY NUMBERS 1681511, 1681553, 2924021, AND 1681570, LOCATED IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Paul Green, (the “Applicant”) submitted a rezoning application on behalf of Ady’s Marketplace LLC (the “Owner”), to amend Planned Commercial Ordinance #2020-51 to revise the approved land uses to include commercial golf cart sales; and

WHEREAS, the subject property consists of approximately 2.1 +/- gross acres located at 24005 Sorrento Avenue, in the unincorporated Sorrento area in Section 30, Township 19 South, Range 28 East, known as Alternate Key Numbers 1681511, 1681553, 2924021, and 1681570, and more particularly described in Exhibit “A” – Legal Description; and

WHEREAS, the property is located within the Mount Plymouth-Sorrento Main Street Future Land Use Category; and

WHEREAS, on September 29, 2020, the Lake County Board of County Commissioners approved a rezoning of the subject property from Neighborhood Commercial (C-1) District and Planned Commercial (CP) District by Ordinance #2008-47 to Planned Commercial (CP) District by Ordinance #2020-51, recorded in Official Record Book 5594, Pages 412-417; and

WHEREAS, the Lake County Planning and Zoning Board did on the 2nd day of September 2026, review Petition PZ2026-155; 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 the 6th day of October 2026; 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 Planned Commercial (CP) District for the property described in Exhibit “A”. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Concept Plan attached as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance will take precedence. The adoption of this Ordinance shall revoke and replace Ordinance #2020-51.

A. Permitted Land Uses.

1. Limited Neighborhood Commercial (C-1) District and Community Commercial (C-2) District uses, and to include:
 - a. Daycare Use
 - b. Golf Cart Retail Sales
2. The following uses are excluded:
 - c. Adult Use
 - d. Automotive Repair
 - e. Commercial Amusement
 - f. Motel/Hotel
 - g. Marina
 - h. Commercial Recreation
 - i. Fast Food Restaurant
 - j. Self-Service (personal warehouse)
 - k. Theaters
 - l. Truckyard
 - m. Automotive/Boat/Recreational Vehicular (RV) Sales, including ATV and motorcycles
 - n. Wholesale and Warehouse Distribution
3. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
4. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

B. Open Space, Impervious Surface Ratio, Floor Area Ratio and Building Height.

1. The maximum Impervious Surface Ratio (ISR) for the entire site is sixty (60%) percent, consistent with the Comprehensive Plan, as amended.
2. The maximum Floor Area Ratio (FAR) for the site is thirty (30%) percent.
3. The maximum building height will be fifty (50) feet.
4. All other development standards must be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended.

C. Setbacks. The minimum setbacks for new commercial development will be as follows:

Development Type	Front	Secondary Front	Side	Rear
Non-Residential	50-feet	15-feet	15-feet	15-feet

1. All setbacks must be measured from the property line.

2. Any setback not specified must be in accordance with LDR Chapter 9, as amended.

D. Mount Plymouth-Sorrento Main Street Area Site Design Standards. New commercial development shall be consistent with the development design standards for the Mount Plymouth-Sorrento Main Street Area, in accordance with Objective I-2.1.4 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

E. Wekiva Study Area Development Design Standards. New commercial development shall be consistent with the development design standards for the Wekiva Study Area, in accordance with Objective I-3.4.5 of the Comprehensive Plan, and with any other applicable provisions of the Comprehensive Plan and LDR, as amended.

F. Bear Management.

1. Owner shall be required to use County approved, bear-resistant garbage carts, if available. If bear-resistant garbage carts are not available, regular carts shall be modified to be bear-resistant or the carts shall be stored in a secure location.
2. Owner shall not have bird and wildlife feeders that are not modified to exclude bears.
3. Lake County shall have the right, but not the obligation to enforce such provisions.

G. Landscaping, Buffering, and Screening.

1. At the time of future site plan amendment, the landscaping and screening shall be brought into compliance in accordance with the Mt. Plymouth-Sorrento Community Redevelopment Plan and LDR, as amended.
2. Drought tolerant, native trees, and drought tolerant, native vegetation shall be utilized for all street trees, landscape buffers, and stormwater retention/detention areas.
3. Perimeter buffers shall consist of canopy and understory trees and plants utilizing 100% Florida native plant materials from the IFAS list. Exotic/invasive species shall be removed.
4. Best Management Practices for native landscaping and "right plant-right place" landscaping techniques shall be utilized in the design and installation of invasive exotic plant species in all landscape plantings is prohibited.
5. Smart Irrigation Best Management Practices shall be utilized for all landscape irrigation and shall incorporate soil moisture and rain sensors into the irrigation design.
6. Removal of Heritage Trees is prohibited unless it poses a danger to persons or property. The development must be designed around existing Heritage Trees unless a waiver has been granted by the Board of County Commissioners as part of a conditional zoning or amendment thereto, or a variance has been granted by the Board of Adjustment, or its successor.

H. Environmental Requirements. An environmental assessment dated within six (6) months of the date an amended site plan is submitted and will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site.

I. Noise. Compliance must be in accordance with the LDR, as amended.

J. Transportation and Access Management.

1. At the time of future site plan amendment, an eight-foot (8') wide sidewalk along Sorrento Avenue will be required to meet the Mt. Plymouth Sorrento Community Redevelopment Area design standards, as amended.
2. Additional right-of-way along Sorrento Avenue may be required.
3. All access management shall be in accordance with the Comprehensive Plan and LDR, as amended.

K. Stormwater Management.

1. 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.
2. The Owners will be responsible for any flood studies required for developing the site and to comply with Federal Emergency Management Agency (FEMA) regulations, the Comprehensive Plan, and the LDR, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

L. Parking Requirements. Parking shall be provided in accordance with the LDR, as amended. Stacking of vehicles along Sorrento Avenue to await entry to the property is strictly prohibited.

M. Utilities. The subject property will continue to be serviced by the existing well and septic system.

N. Lighting. All development will adhere to the dark-sky principles set forth in Section 3.09.00, LDR, as amended.

O. Signage. All signage must be in accordance with the LDR, as amended.

P. Concurrency Management Requirements. Any development must comply with the Lake County Concurrency Management System, as amended.

Q. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit a site plan generally consistent with the Concept Plan attached as Exhibit "B" for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

R. Future Amendments to Statutes, Code, Plans, and/or Regulations. The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County LDR shall include any future amendments to the Statutes, Code, Plans, and/or Regulations.

Section 2. Conditions.

- A.** After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as

1 amended, and obtaining the permits required from the other appropriate governmental
2 agencies.

3 C. This Ordinance will ensure the benefit of and will constitute a covenant running with
4 the land and the terms, conditions, and provisions of this Ordinance, and will be
5 binding upon the present Owner and any successor and will be subject to each
6 condition in this Ordinance.

7 D. The transfer of ownership or lease of any or all the property described in this
8 Ordinance must include in the transfer or lease agreement a provision that the
9 purchaser or lessee is made good and aware of the conditions established by this
10 Ordinance and agrees to be bound by these conditions. The purchaser or lessee may
11 request a change from the existing plans and conditions by following procedures
12 contained in the LDR, as amended.

13 E. The Lake County Code Enforcement Special Master will have authority to enforce the
14 terms and conditions set forth in this ordinance and to recommend that the ordinance
15 be revoked.

16 **Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be
17 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no
18 way affect the validity of the remaining portions of this Ordinance.

19 **Section 4. No Estoppel.** Approval of this ordinance cannot be relied upon to assert a claim of estoppel
20 against the County if the property identified herein cannot be developed due to the inability
21 to meet other requirements under the applicable Land Development Regulations. The
22 Owner is solely responsible for performing any necessary due diligence to ensure the
23 property will appropriately support future development.

24 **Section 5. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
25 Ordinance to the Secretary of State for the State of Florida in accordance with Section
26 125.66, Florida Statutes.

Section 6. 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 _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

**GARY J. 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.

All of Block 1, and Lots 1, 2, 14, 15 and 16, Block 2, lying South of the Southerly right-of-way line of the Seaboard Coast Line Railroad and that portion of vacated Second Street and the East 1/2 of vacated Averill Street lying North of State Road 46 and South of the Southerly right-of-way line of the Seaboard Coast Line Railroad, Craig's Addition to Sorrento, according to the plat thereof recorded in Plat Book 1, Page 59, Public Records of Lake County, Florida; (Less that portion for railroad).



PARKING SPACE DATA

EXISTING SPACES = 34

PROPOSED SPACES = 19

TOTAL PARKING = 53

BIKE PARKING

SEABOARD COASTLINE RAILROAD

STATE ROAD #46

SECOND STREET (VACATED)

PROPOSED PARKING

LANDSCAPE ISLAND

FITNESS CENTER

GROCERY STORE

METAL SHED

PAWN SHOP

EXISTING PARKING (1)

EXISTING PARKING (2)

EXISTING PARKING (3)

EXISTING PARKING (4)

EXISTING PARKING (5)

EXISTING PARKING (6)

EXISTING PARKING (7)

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