



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearings: Planning & Zoning Board (PZB): October 7, 2026
Board of County Commissioners (BCC): November 3, 2026

Case No. and Project Name: PZ2025-320, Stanley Roofing Sorrento

Commissioner District: District 4 – Leslie Campione

Applicant(s): Zachary Broome

Owner(s): Stanley’s Roofing Inc.

Requested Action: Amend Planned Commercial (CP) District Ordinance #2002-67 to facilitate a commercial roofing business use. This application also includes a waiver request to Land Development Regulations (LDR) Section 9.10.03 entitled Mount Plymouth-Sorrento Commercial Design Standards .

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

Case Manager: Meagan Bracciale, Planner II

PZB Recommendation:

Subject Property Information

Size: 0.85 +/- acres

Location: 24445 Strawberry Avenue, in the unincorporated Sorrento area

Alternate Key No.: 1681715

Future Land Use Category: Mount Plymouth-Sorrento Main Street (Attachment “A”)

Current Zoning District: Planned Commercial (CP) District (Attachment “B”)

Proposed Zoning District: Planned Commercial (CP) District (Attachment “C”)

JPA/ISBA: N/A

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

Flood Zone(s): “X”

BMAP Location: Wekiva River

Wildlife Corridor: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Mt Plymouth-Sorrento Main Street	Agriculture (A) District	Residential	Vacant
South	Mt Plymouth-Sorrento Main Street	Urban Residential (R-6) District	Right-of-Way and Utilities	Duke Energy Powerlines
East	Mt Plymouth-Sorrento Main Street	Community Facility District (CFD)	Right-of-Way and Place of Worship	New Hope Baptist Church East of County Road 437
West	Mt Plymouth-Sorrento Main Street	Estate Residential (R-2) District	Residential	Single-Family Residence

- Summary of Analysis -

The subject property's rezoning application seeks approval of an amendment to Ordinance #2002-67 to facilitate a commercial roofing business on the subject 0.85 +/- acres, identified by Alternate Key 1681715, and located 24445 Strawberry Avenue, in the unincorporated Sorrento area. The subject parcel is zoned as Planned Commercial (CP) District by Ordinance #2002-67; is designated with a Mount Plymouth-Sorrento Main Street Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and is located within the Community Redevelopment Area, Wekiva Study Area, and the Mount Plymouth-Sorrento Special Community overlay area.

The Applicant is requesting an amendment to the permitted uses of the Planned Commercial parcel from a 5,000 square foot building to operate a computerized machine shop business and associated uses.

The Concept Plan depicts the existing 5,657 square foot building, associated parking, existing septic and drain field, existing business sign, existing well, existing concrete pad and fuel tank, existing dumpster enclosure, and proposed fence line (Attachment "E"). Attachment "F" includes photographs of the existing development on the subject parcel.

For background purposes, Ordinance #2002-67 (Attachment "G"), effective September 20, 2002, rezoned and established an approved land use for Lots 5-12 of Blk 25, to operate a computerized machine shop business and associated commercial uses within a 5,000-SF building. On August 18, 2003, building permit #2003040474 was issued for the buildout of a 4,250-SF metal storage building for a medical fabricating company, associated pervious parking and paved parking, gravel driveway, and concrete dumpster pad. Subsequently, on October 11, 2004, the Mount Plymouth-Sorrento Planning Advisory Committee was created pursuant to Ordinance #2004-67. The Advisory Committee was tasked with developing commercial design standards for the area, and on October 19, 2017, the Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards were adopted by the Board of County Commissioners pursuant to Ordinance #2017-48.

The Applicant has proposed an alternative design to the standards set forth in the LDR, based on the existing site development, and is requesting a waiver to LDR Section 9.10.03, entitled *Mount Plymouth-Sorrento Commercial Design Standards*. The Applicant has included a landscape buffer in the Concept Plan to more effectively screen their front parking area and reduce negative visual impact of the non-conforming site. The site also utilizes a black, low four rail wood fence around the site that reflects the community character and enhances the site aesthetics. The existing orientation, design, and placement of the development pre-exists the design standards set forth in Section 9.10.03 and require waiver. Comprehensive Plan Policy I-2.1.4, entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*, provides that alternative designs may be considered with approval from the Board of County Commissioners if an applicant can demonstrate the purpose of the policy will be achieved by other means.

Table 1. 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 #2002-67	5,000-SF Commercial	N/A	0.60	0.30	0.20	50-FT
Proposed	Planned Commercial (CP) District	N/A	5,657-SF Commercial	0.60	0.30	0.20	50- FT

On November 13, 2025, the requested action was sent to the Public Works Department for a determination of consistency with applicable regulations. The following information regarding the adjacent rights-of-way was provided:

1. CR 437 fronting development is 30 foot wide, pavement rating = 9.
2. Strawberry Avenue fronting development is 20 foot wide, pavement rating = 7.

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment “H”.

Should the Board approve this request, the Owner will be required to obtain an approved Site Plan and after-the-fact building permits for any unpermitted structures to comply with Lake County Land Development Regulations.

– 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 an amendment to Ordinance #2002-67 to allow a commercial roofing business in Planned Commercial (CP) zoning. The proposed use is consistent with LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which allows professional office uses, general retail uses, and consumer services and repair uses.

The Mt. Plymouth-Sorrento Community Redevelopment Area was established pursuant to Ordinance #2012-76 on June 26, 2012. The Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards were established pursuant to Ordinance #2017-48 on October 19, 2017. The aforementioned ordinances were enacted after the subject parcel's initial site plan and primary structure were approved and after the building was constructed in 2003. Although currently inconsistent with LDR 9.10.03, entitled *Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards*, the existing development is legally non-conforming under LDR 1.08.02.

Future new development or substantial redevelopment 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 an amendment to Ordinance #2002-67 to allow a commercial roofing business in Planned Commercial (CP) zoning.

Pursuant to Comprehensive Plan Policy I-3.2.6, entitled *Mount Plymouth-Sorrento Main Street Future Land Use Category*, the Main Street FLUC 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 0.30. The maximum Impervious Surface Ratio shall be 0.60. Typical uses within this FLUC include commerce uses, including services, retail trade, finance, insurance and real estate as specified in the Mt. Plymouth-Sorrento Special Community Objective and underlying policies. The proposed retail trade use and associated Concept Plan are consistent with Comprehensive Plan Policy I-3.2.6.

The subject property is located within the Wekiva Study Area (WSA). The subject parcel is less than forty (40) acres and is therefore exempt from the surveys and studies required for projects within the WSA of forty (40) acres or greater, pursuant to Comprehensive Plan Policy I-3.4.1, entitled *Surveys and Studies*. The proposed development is consistent with the directives in Comprehensive Plan Policy I-3.4.1.

Pursuant to Comprehensive Plan Policy I-3.4.2, entitled *Open Space Requirements within the Wekiva Study Area (WSA)*, open space for non-residential development shall be clearly delineated on the project site plan, including recorded plats, if any, and shall be owned by the property owner, property owners' association or other similar entity. The cost and responsibility of maintaining open space shall be borne by the owner. The proposed site plan indicates that forty-three (43%) percent of the subject parcel is undeveloped, open space, consisting of grass and the required commercial landscape buffer. This is consistent with the requirements of Policy I-3.4.2.

Inconsistencies

The subject property is located within the Mount Plymouth-Sorrento Special Community. The Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards were established pursuant to Ordinance #2017-48 on October 19, 2017. The Commercial Design Standards were enacted after the subject parcel's initial site plan and primary structure were approved and after the building was constructed in 2003. Therefore, the existing development on the subject parcel, although inconsistent with Comprehensive Plan Policy I-2.1.2 entitled *Guiding Principles for Development within the Mount Plymouth-Sorrento Special Community*, is legally non-conforming pursuant to LDR 1.08.02.

The Applicant has proposed an alternative design as depicted on the Concept Plan shown in Attachment "E" and is requesting a waiver to LDR Section 9.10.03 entitled *Mount Plymouth-Sorrento Commercial Design Standards*. The waiver is allowed by Comprehensive Plan Policy I-2.1.4 entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*, if the Applicant can show the alternative design meets the intent of the policy and LDR or if the strict application will create a substantial hardship.

Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property. A legal nonconforming use with structures built before enactment of these design standards could qualify as a legal or economic hardship if strict application of the design standards are required.

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

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*.

Inconsistencies

The subject property is located within the Mount Plymouth-Sorrento Special Community. The Mt. Plymouth-Sorrento Community Redevelopment Area Commercial Design Standards were established pursuant to Ordinance #2017-48 on October 19, 2017. The commercial design standards were enacted after the subject parcel's initial site plan and primary structure were approved and after the building was constructed in 2003. Therefore, the existing development on the subject parcel, although inconsistent with Comprehensive Plan Policy I-2.1.2 entitled *Guiding Principles for Development within the Mount Plymouth-Sorrento Special Community*, is legally non-conforming pursuant to LDR 1.08.02.

The Applicant has proposed an alternative design as depicted in the Concept Plan shown in Attachment "E" and is requesting a waiver to LDR Section 9.10.03 entitled *Mount Plymouth-Sorrento Commercial Design Standards*. The waiver is allowed by Comprehensive Plan Policy I-2.1.4 entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*, if the Applicant can show the alternative design meets the intent of the policy and LDR or if the strict application will create a substantial hardship. Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property. A legal nonconforming use with structures built before enactment of these design standards could qualify as a legal or economic hardship if strict application of the design standards are required.

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

On September 17, 2025, Lake County entered into a code enforcement settlement agreement with the Owner (Attachment "I") which requires the Owner to obtain an approved site plan for the Property to bring the Property into compliance with Lake County Code/Land Development Regulations. To obtain an approved site plan for the current use of the property, an amendment to Ordinance #2002-67 or passage of a superseding ordinance is required.

South of the subject parcel lies a property rezoned to Planned Industrial District (Peninsula Trucking) pursuant to Ordinance #2022-18. There are four (4) parcels south of the Peninsula Trucking parcel that were rezoned pursuant to Ordinance #2020-53 to Planned Commercial to allow convenience-retail with gasoline sales and car wash uses.

F. 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 on public facilities and services.

Water and Sewage

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

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, until such time as (1) the septic system reaches end of life and requires replacement and (2) central or public sewer service becomes available, in accordance with the Comprehensive Plan and LDR, as amended. Central utility service is currently unavailable to the property.

Schools

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

Parks

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

Solid Waste

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

Public Safety

Lake County Fire Station #39 is located approximately 0.46 miles from the subject property at 24815 Wallick Road and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

Transportation Concurrency

The request is not anticipated to adversely impact roadway standard levels of service.

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

Any required State permitting or mitigation will be obtained before new 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).

H. 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.

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

The proposed request will not disrupt the existing orderly, logical development pattern in the area. The existing 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*.

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

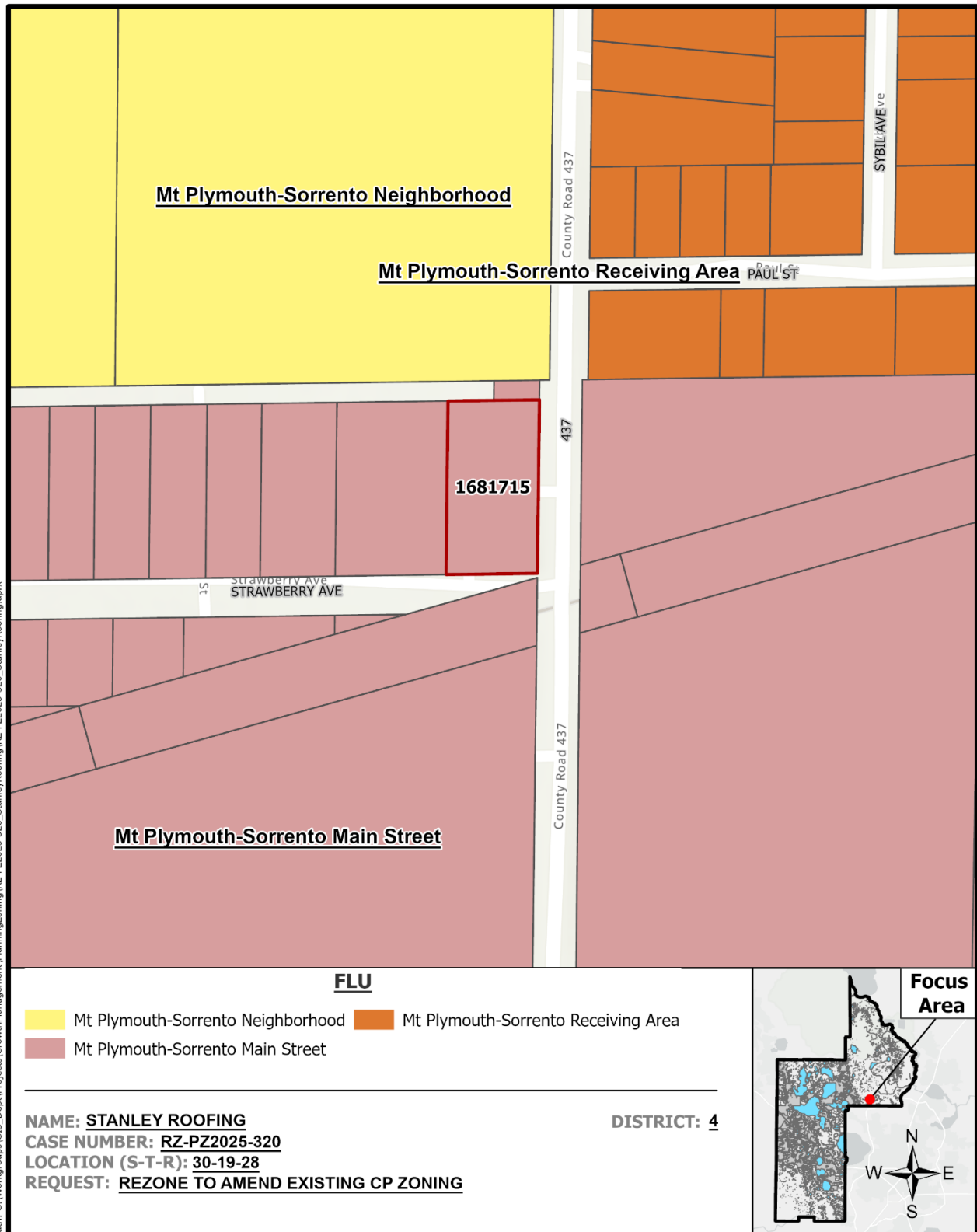
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

L. 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.

The Applicant included a waiver request to LDR 9.10.03, entitled *Mount Plymouth-Sorrento Commercial Design Standards* which is allowed pursuant to Comprehensive Plan Policy I-2.1.4, entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*, so long as the Applicant can demonstrate the purpose of the policy and LDR will be achieved by other means, or if the strict application will create a substantial hardship. Substantial hardship means a demonstrated economic, technological, legal or other type of hardship affecting the development of the property. A legal nonconforming use with structures built before enactment of these design standards could qualify as a legal or economic hardship if strict application of the design standards are required. See Attachment "E".

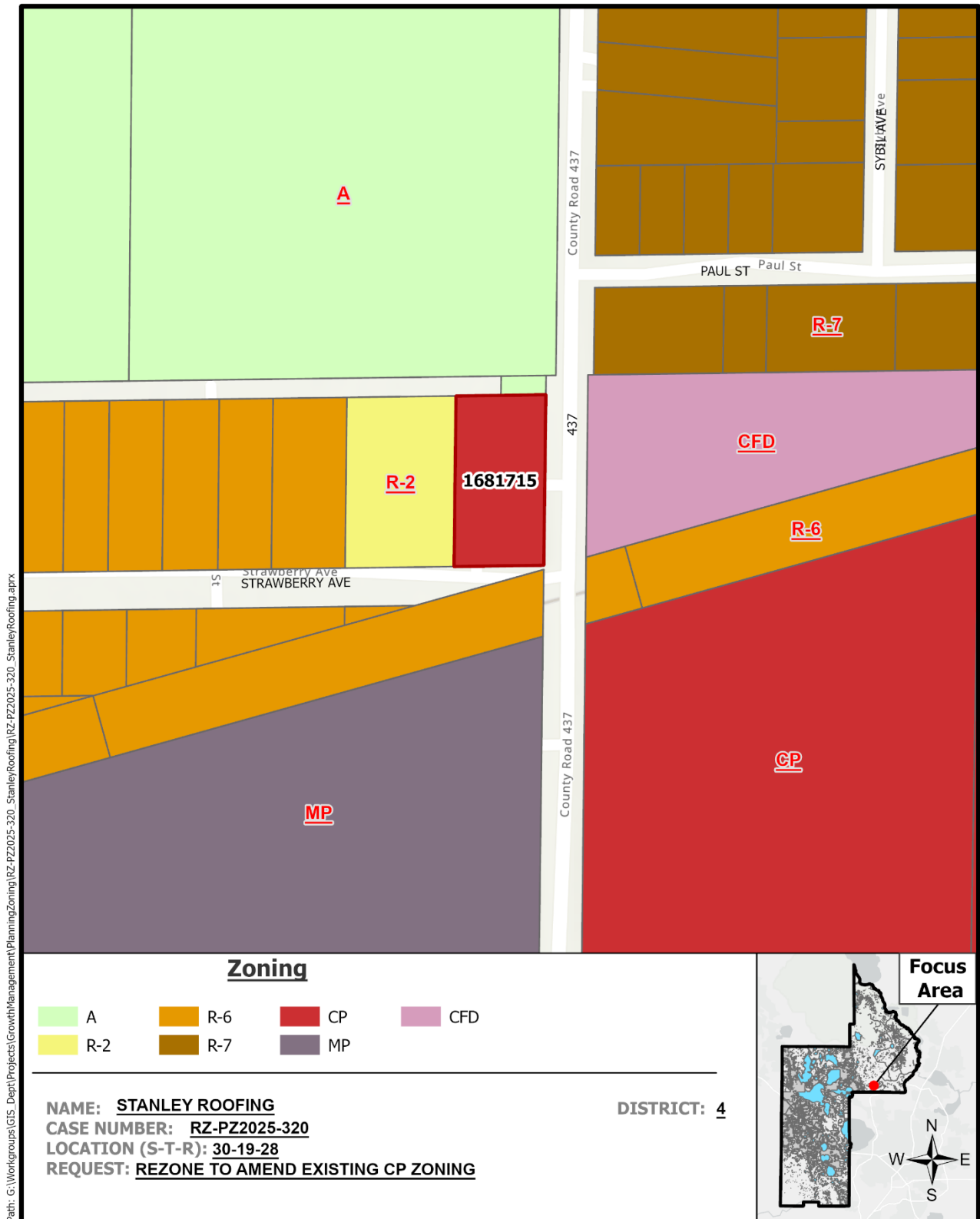
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



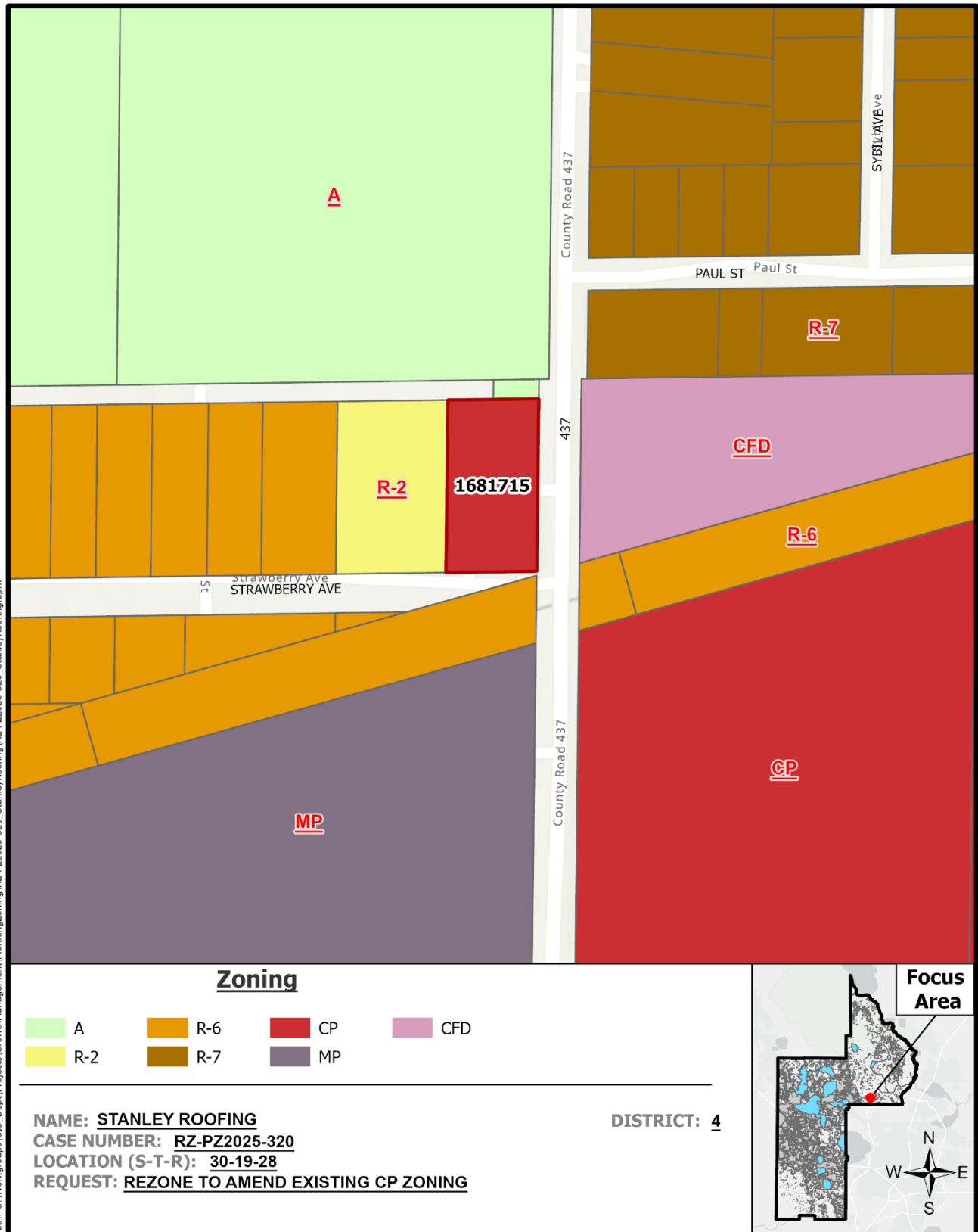
Attachment “B” – Zoning District Map

CURRENT ZONING



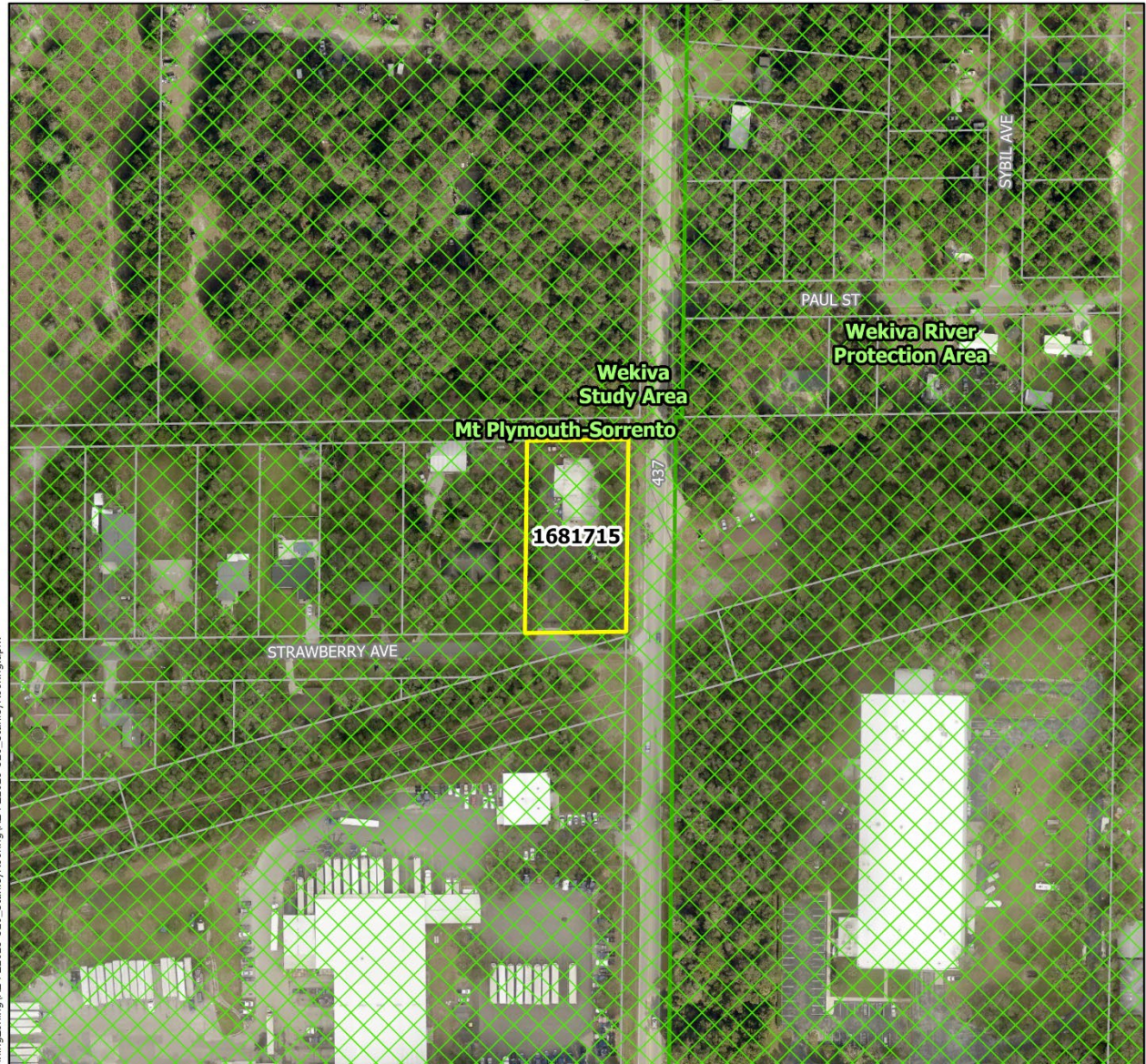
Attachment “C” – Proposed Zoning District Map

PROPOSED ZONING



Attachment “D” – Overlay Map

RZ-PZ2025-320
Stanley Roofing

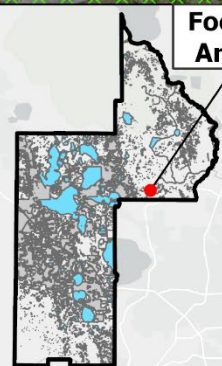


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Rezone to amend existing CP zoning

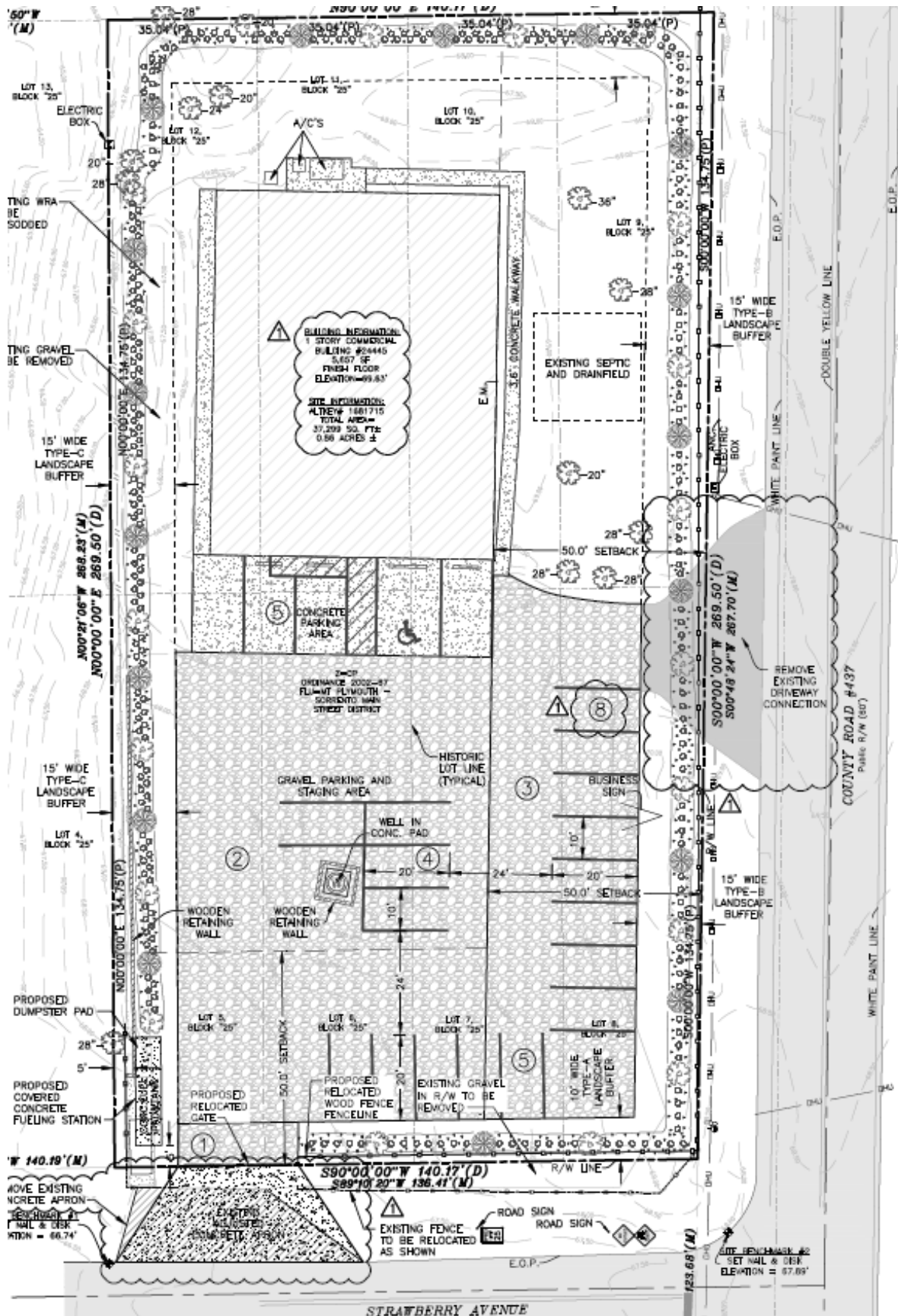


Focus Area

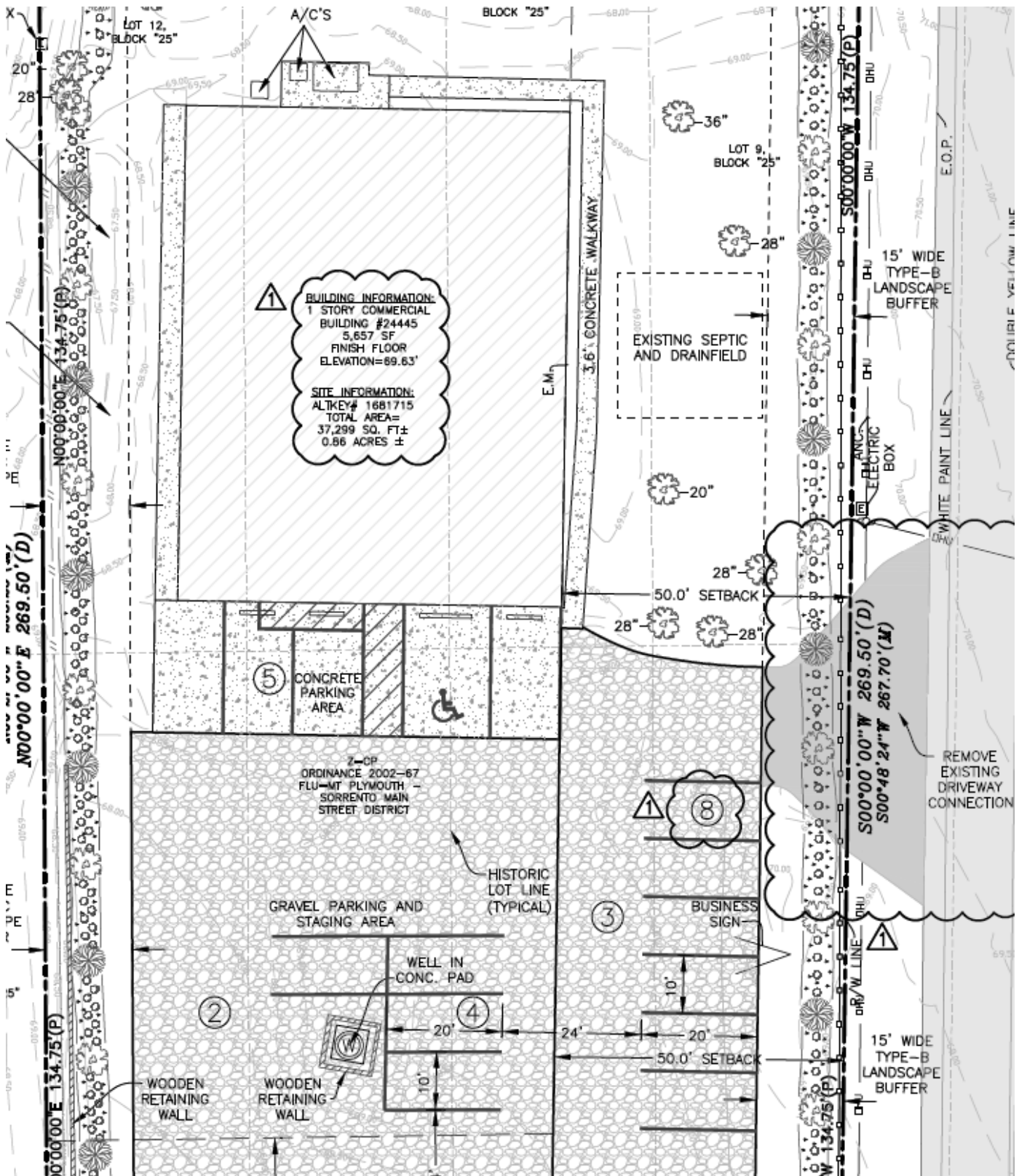


12/10/2025

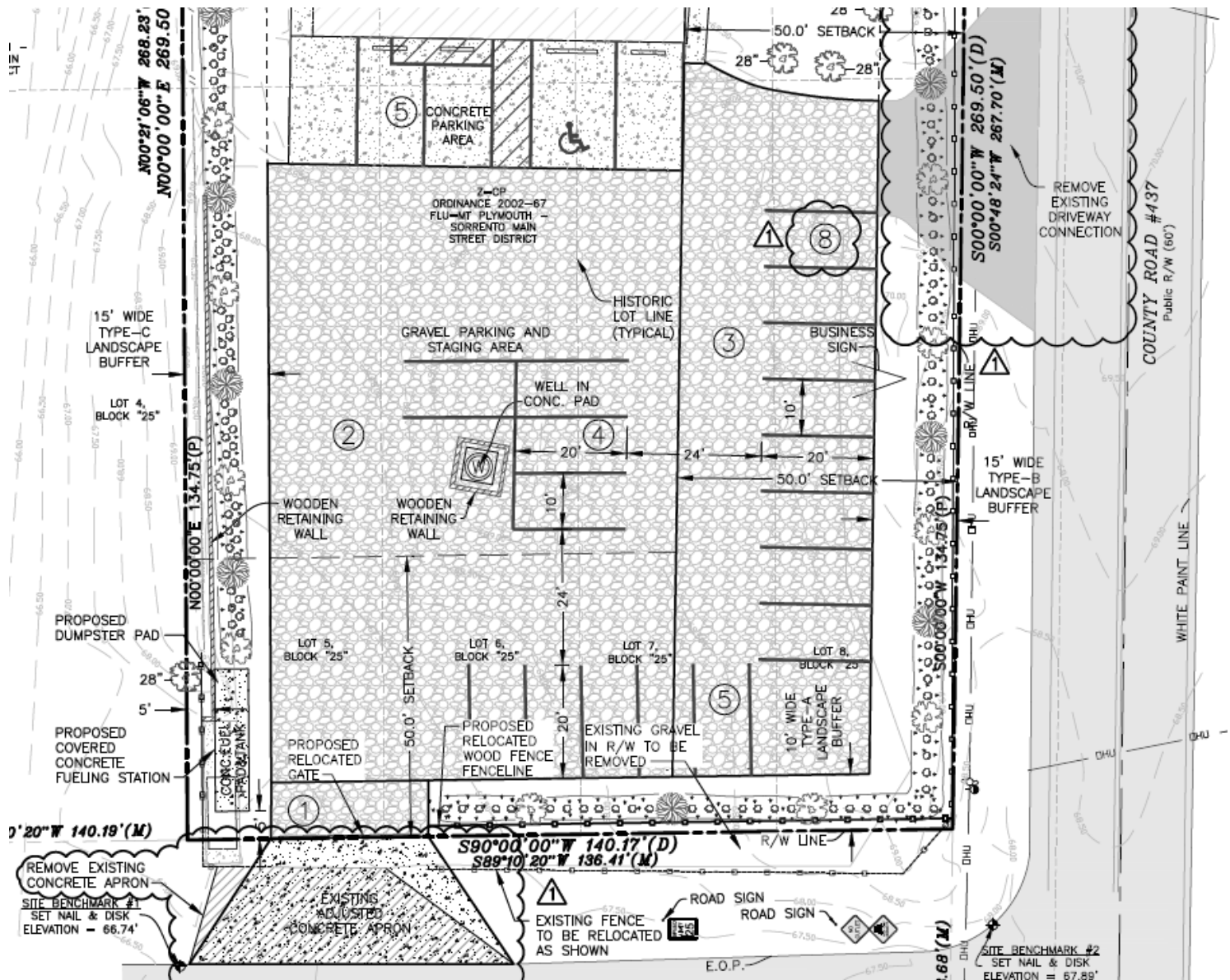
Attachment "E" – Concept Plan (Page 1 of 4)



Attachment "E" – Zoomed Concept Plan (Page 2 of 4)



Attachment "E" – Zoomed Concept Plan (Page 3 of 4)



Attachment “E” – Concept Plan Data Table (Page 4 of 4)

SITE PLAN DATA COMPARISON			
SITE DESCRIPTION	2003 PLAN	CURRENT PER SURVEY	PROPOSED
TOTAL PROPERTY*	37730	37730	37730
Building Area	4520	5657	5657
Concrete Walks	558	900	900
Concrete Paved Parking	598	1610	1610
Gravel/Driveway Area	4991	15700	12760
Dumpster Pad	156	156	156
Concrete Fuel Pad	0	154	154
Driveway Apron - Strawberry	825	757	895
Driveway Apron - C437	0	740	0
TOTAL IMPERVIOUS	11648	25674	22132
TOTAL ON-SITE IMPERVIOUS	10823	24177	21237
PERCENTAGE of ON-SITE IMPERVIOUS	28.7%	64.1%	56.3%

* All Areas are in Square Feet)

Attachment “F” – Existing Site Photographs



Attachment “G” – Ordinance 2002-67 (Page 1 of 4)

ORDINANCE #2002- 67
Tracking No.#68-02-CP
Robert Horvatits
David Meloney
PH#35-02-4

CFN 2002102798
Bk 02180 Pgs 1260 - 1263; (4pgs)
DATE: 09/27/2002 09:55:57 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 17.00
TRUST FUND 2.50

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake County Planning and Zoning Commission did on the 7th day of August, 2002, review petition PH#35-02-4, a request for rezoning Lots 5 – 12 of Blk 25 from RP (Residential Professional) and R-6 (Urban Residential) to CP (Planned Commercial) and Lots 1-4 and 13-16 of Blk 25 to R-2 (Estate Residential) zoning district on property located in the Sorrento area – Property located at the NW corner of CR 437 and Strawberry Avenue. (Sec 30 Twp. 19S Rge. 28E) (2 +/-acres) (Mt. Plymouth-Sorrento Urban Compact Node/Not Wekiva)

LEGAL DESCRIPTION: [EXHIBIT "A" - ATTACHED]

AND, after giving Notice of Hearing on petition for a change in the use of land, including a notice that said would be presented to the Board of County Commissioners of Lake County, Florida, on the 27th day of August, and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Commission, 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, and

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the above tract of land subject to the following terms:

Attachment “G” – Ordinance 2002-67 (Page 2 of 4)

OR BOOK 02180 PAGE 1261

ORDINANCE NO. #2002- 67

(Tracking No. #68-02-CP) (PH#35-02-4) (Robert Horvatits and David Meloney)

- I. Terms: This Ordinance shall mean and include the following uses as outlined herein. The County Manager or designee shall amend the Lake County Zoning Map from R-6 and RP for Lots 5-12 of Blk 25 to CP and from RP to R-2 for Lots 1-4 and 13-16 of Blk. 25, in accordance with this ordinance:
 - A. Land Uses: The use of the site shall be limited to that of a 5,000 square foot building to operate a computerized machine shop business and associated commercial uses. The remaining parcel (1 acre) may include that of a single-family residence and those uses of the R-2 (Estate Residential) zoning district. The County Manager or designee may approve accessory uses related thereto. Any other use of the site shall require approval of an amendment by the Lake County Board of County Commissioners.
 - B. Development Review and Approval: Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the Lake County Development Review Staff. The site plans shall meet all submittal requirements and comply with all County Codes and Ordinances, as amended.
 - C. Future Development Orders: Any requested development order must comply with the Lake County Code, as amended, and Lake County Comprehensive Plan, as amended.
 - D. Future Amendments to Statutes, Code, Plan and/or Regulations: The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, Lake County Code and Lake County Land Development Regulations, include any future amendments to the Statutes, Codes, Plan, and/or Regulations.
2. Conditions as altered and amended which pertain to the above tract of land shall mean:
 - A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this ordinance. Any other proposed use must be specifically authorized by the Planning and Zoning Commission and the Board of County Commissioners.
 - B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with the Lake County Land Development Regulations and other applicable County Codes and Ordinances, as amended, and obtaining approval from the County Manager or designee.
 - C. This amendment shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
 - D. Construction and operation of the proposed use shall at all times comply with the regulations of this and other governmental agencies.

Attachment "G" – Ordinance 2002-67 (Page 3 of 4)

OR BOOK 02180 PAGE 1262

ORDINANCE NO. #2002- 67

(Tracking No. #68-02-CP) (PH#35-02-4) (Robert Horvalits and David Meloney)

- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions pertaining to this Ordinance, and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations (LDRs), as amended.

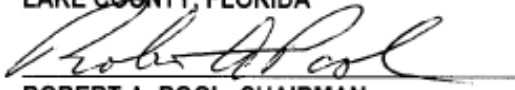
Section 3. Effective Date. This Ordinance shall become effective as provided by law.

ENACTED this 27th day of August, 2002.

FILED with the Secretary of State Sept 20, 2002.

EFFECTIVE Sept 20, 2002.

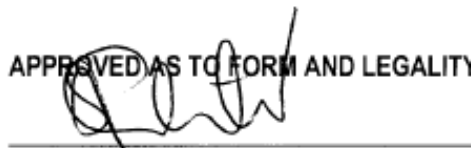
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA


ROBERT A. POOL, CHAIRMAN

ATTEST:


JAMES C. WATKINS, Clerk of the
Board of County Commissioners
Lake County, Florida

APPROVED AS TO FORM AND LEGALITY


SANFORD A. MINKOFF, County Attorney

Attachment “G” – Ordinance 2002-67 (Page 4 of 4)

OR BOOK 02180 PAGE 1263

EXHIBIT “A” – LEGAL DESCRIPTION

ORDINANCE NO. #2002-67
Tracking No. #68-02-CP
Robert Horvatits & David Meloney
PH#35-02-4

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

LEGAL DESCRIPTION: Sorrento, Craig’s Addition Lots 1-16, Blk 25 in Sec 30 Twp. 19S Rge. 28E.



Attachment “H” – Project Narrative (Page 1 of 2)



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.

There are no known conflicts with the Code as a result of this rezoning request.

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

This proposed amendment is consistent with the elements of the Comprehensive Plan.

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

The proposed zoning is consistent with the proposed land uses.

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

This rezoning request is a result of the Settlement Agreement Case No. SM 2024-06-0189.

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.

Any public facility demand increases would be insignificant due to this small scale project.

Attachment “H” – Project Narrative (Page 2 of 2)

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

No environmental impacts are apparent due to this property being previously developed for commercial use.

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

Due to this property being previously developed for commercial use it is not expected to affect neighboring property values.

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

This requested rezoning would result in an orderly and logical development pattern due to the minor plan modifications.

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 apparent conflicts with the public are expected with this rezoning request.

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 property already has a CP zoning since 2002, we are rezoning to CP just to modify some of the conditions of the old ordinance.

Attachment "I" – Settlement Agreement (Page 1 of 3)

BEFORE THE SPECIAL MASTER
LAKE COUNTY, STATE OF FLORIDA

LAKE COUNTY,
Petitioner,

vs.

Case Nos. SM 2024-06-0189

STANLEY'S ROOFING INC.,
Respondent.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is made by and between Lake County, Florida, a political subdivision of the State of Florida, hereinafter the "County," and Stanley's Roofing Inc., hereinafter the "Owner," and both collectively referred to as the "Parties."

WHEREAS, the County alleges there to be a violation of the Lake County Code/Land Development Regulations on the property of the Owner located at 24445 Strawberry Avenue, Sorrento, Lake County, Florida 32776 (AK #1681715), the "Property;" and

WHEREAS, the Owner admits the Property is in violation of Ordinance 2002-67; and

WHEREAS, Owner intends to bring the Property into compliance with Ordinance 2002-67 and Lake County Code/Land Development Regulations; and

WHEREAS, the County is willing to suspend this code enforcement action against the Owner concerning this Property while the Owner makes this effort.

NOW THEREFORE, in consideration of the mutual promises set forth herein, the Parties hereby agree as follows:

1. **Recitals.** The Parties hereby acknowledge, represent, and agree that the above recitals are true and correct and incorporated herein.

2. **Agreement.**

A. The Owner has filed for a site plan for the Property to bring the Property into Compliance with Lake County Code/Land Development Regulations. Obtaining a site plan for the current use of the Property requires amendment to Ordinance 2002-67 or passage of a superseding ordinance. Within thirty (30) days of the date this Settlement Agreement is approved by the Lake County Code Enforcement Special Master, Owner shall file an application with Lake County for amendment of Ordinance 2002-67 or for issuance of a superseding ordinance that permits, at the least, the current use of the Property.

B. Within sixty (60) days of (i) Lake County's approval or denial, in whole or in part, of Owner's request for amendment of Ordinance 2002-67 or a superseding ordinance, or (ii) the expiration of the deadline in 2.A if Owner fails to file a request for amendment, Owner shall begin to bring the Property into Compliance. The Owner agrees to begin to bring the Property into

Attachment "I" – Settlement Agreement (Page 2 of 3)

Lake County vs. Stanley's Roofing Inc.
Case No. SM 2024-06-0189
Settlement Agreement

compliance with Ordinance 2002-67, and any approved amendments or subsequent superseding ordinance, and Lake County Code/Land Development Regulations by submitting a site plan for current use of Property to the Office of Planning and Zoning. ("Initial Compliance Period").

- C. Owner shall cooperate with Lake County staff to expeditiously obtain approval of the site plan. Owner shall respond to any Lake County staff requests for additional information or comments within thirty (30) days of issuance.
- D. In the event the Owner has not brought the Property into compliance on or before the time permitted under the terms of this Settlement Agreement, but has acted in good faith and made diligent efforts to come into compliance during such time, the Owner may make a written request to the Lake County Attorney's Office by mail at P.O. Box 7800, Tavares, Florida 32778, by hand delivery at 315 West Main Street, Suite #335, Tavares, FL or by email (melissa.martinez@lakecountyfl.gov or sandra.lara@lakecountyfl.gov) to appear on the next scheduled Lake County Code Enforcement Special Master hearing. Any request for an extension must be submitted prior to the expiration of the Initial Compliance Period.
- E. If the Owner fails to comply with the terms of this Settlement Agreement by the time specified in paragraph 2(A., B.) and has not requested an extension of time pursuant to paragraph 2(A., D.) above, the County may notify the Lake County Code Enforcement Special Master of the non-compliance and the Lake County Code Enforcement Special Master may order Owner to pay a fine in the amount of \$250.00 per day for each day the violation continues past the time permitted under the terms of this Settlement Agreement. The Parties agree that a hearing shall not be needed for issuance of this Order of Fine.
- F. The Owner shall inform any and all subsequent purchasers, successors in interest, or assigns of the nature of this violation and the existence of this Settlement Agreement.

3. **County's Covenants.** Upon approval of this Settlement Agreement by the Lake County Code Enforcement Special Master and compliance in full with paragraph (2) above, the County shall close SM 2024-06-0189.

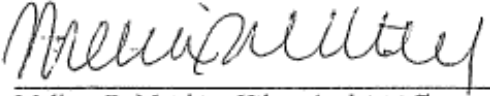
4. Scanned or facsimile signatures on this Agreement shall be acceptable.

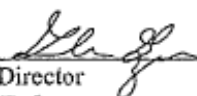
IN WITNESS THEREOF, the Parties hereto have executed this Agreement on the respective dates under each signature.

Attachment "I" – Settlement Agreement (Page 3 of 3)

Lake County vs. Stanley's Roofing Inc.
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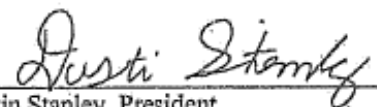
COUNTY
LAKE COUNTY, FLORIDA

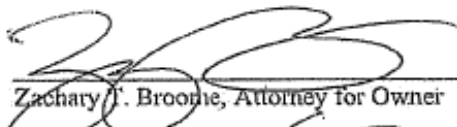

Melissa R. Martinez Utley, Assistant County Attorney
Signed this 17th of September, 2025.


Glen Guzman, Director
Office of Code Enforcement

Signed this 16 day of Sept, 2025.

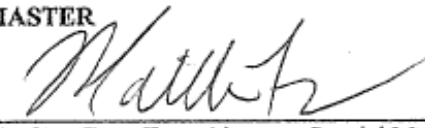
OWNER
STANLEY'S ROOFING INC.


Dustin Stanley, President
Signed this 16th day of September, 2025.


Zachary J. Broome, Attorney for Owner

Signed this 16 day of September, 2025.

Approved by:
ALTERNATE LAKE COUNTY SPECIAL
MASTER


Matthew Frey, Esq., Alternate Special Master

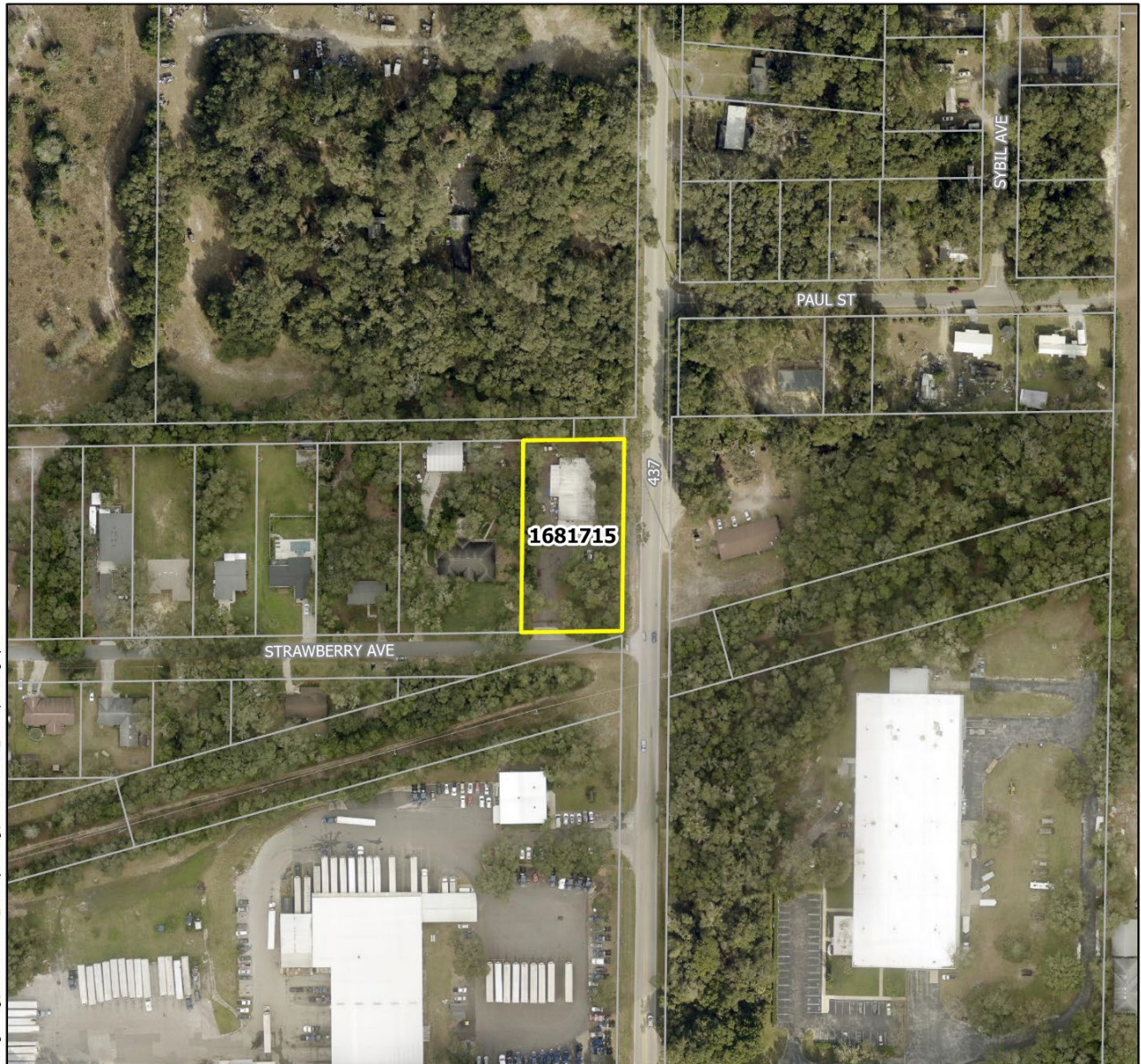
This 17th day of September, 2025.

Map of Subject Property

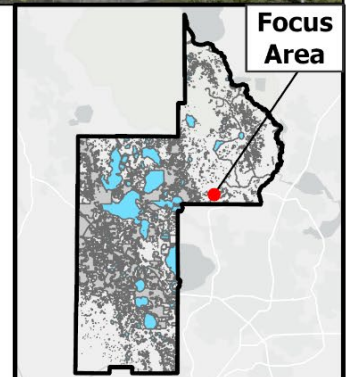


Aerial Map of Subject Property

RZ-PZ2025-320
Stanley Roofing



Rezone to amend existing CP zoning



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-320_StanleyRoofing\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-320_StanleyRoofing.aprx

12/10/2025

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stringent standard applies at the County's sole determination. The adoption of this Ordinance shall supersede and replace Ordinance #2002-67.

A. Waivers. A waiver is hereby granted so that the development authorized herein shall not be required to adhere to the Mount Plymouth-Sorrento Commercial Design Standards pursuant to LDR 9.10.03 as authorized by Comprehensive Plan Policy I-2.1.4, entitled *Design Standards for the Mount Plymouth-Sorrento Main Street Future Land Use Category*.

B. Permitted Land Uses.

1. A 5,657 square foot metal building used for a commercial roofing business.
2. Accessory uses directly associated with the above uses may be approved by the County Manager or designee.
3. Any other use of the site not specified above will require approval of an amendment to this Ordinance by the Board of County Commissioners.

C. 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.

D. Setbacks.

1. Future structures shall meet all applicable setbacks as set forth in the LDR, as amended.
2. Existing structures, including the covered dumpster enclosure, covered fueling station, and metal building, illustrated in the Conceptual Plan shall be allowed to remain in their current location.
3. All setbacks must be measured from the property line.
4. Any setback not specified shall be in accordance with the LDR, as amended.

E. Wekiva Study Area Site Design Standards. Future site design shall be consistent with the development design standards for the Wekiva Study Area, in accordance with Objective I-3.4, entitled *Wekiva Study Area*, of the Comprehensive Plan, as amended. Lake County shall have the right, but not the obligation, to enforce such provisions.

F. Landscaping, Buffering, and Screening.

1. Buffering is not required in the southwest portion of the parcel where the existing covered fueling station and covered dumpster enclosure are located.
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. Existing vegetation located along the perimeter of the parcel may be used to count towards the minimum perimeter landscaping requirement.

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.

7. Landscaping and screening shall be in accordance with the Comprehensive Plan and LDR, as amended.

G. Environmental Requirements. An environmental assessment dated within six (6) months of the date the preliminary plat is submitted will be required to demonstrate the presence of vegetation, soils, threatened and endangered species that may exist on the site. Any State permitting or mitigation will be required before development can commence in accordance with the Comprehensive Plan and LDR, as amended.

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

I. Transportation.

1. The site access will be limited to the existing access off Strawberry Lane.
2. Additional right of way dedication may be required along CR 437 road to accommodate the 12’ trail and road improvement will maintain roadside swale drainage. Trail will be required along CR 437 road frontage of the development.
3. Additional right of way dedication along Strawberry Road may be required.
4. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.

J. Stormwater Management. 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.

K. Parking Requirements.

1. Parking surfaces may be gravel or other semi-pervious material, except for the required accessible parking spaces, which shall be in compliance with the 2010 ADA Standards for Accessible Design.
2. Any parking standards not specified above shall be provided in accordance with the LDR, as amended.

- 1 **L. Utilities.** Existing well and septic tanks shall be utilized until such time as central or
2 public sewer service becomes available, in accordance with the Comprehensive Plan
3 and LDR, as amended.
- 4 **M. Lighting.** All development will adhere to the dark-sky principles set forth in Section
5 3.09.00, LDR, as amended.
- 6 **N. Signage.** All signage must be in accordance with the LDR, as amended.
- 7 **O. Concurrency Management Requirements.** Any development must comply with the
8 Lake County Concurrency Management System, as amended.
- 9 **P. Development Review and Approval.** Prior to the issuance of any permits, the Owner
10 shall submit a preliminary plat, construction plans, and final plat generally consistent
11 with the Conceptual Plan attached as Exhibit “B” for review and approval in
12 accordance with the Comprehensive Plan and LDR, as amended.
- 13 **Q. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
14 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
15 County Comprehensive Plan, and Lake County LDR shall include any future
16 amendments to the Statutes, Code, Plans, and/or Regulations.

17 **Section 2. Conditions.**

- 18 **A.** After establishment of the facilities as provided in this Ordinance, the property
19 identified in this Ordinance may only be used for the purposes identified in this
20 Ordinance. Any other proposed use must be specifically authorized by the Board of
21 County Commissioners.
- 22 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,
23 improve, move, convert, or demolish any building structure, add other uses, or alter
24 the land in any manner within the boundaries of the above-described land without first
25 obtaining the necessary approvals in accordance with the Lake County Code, as
26 amended, and obtaining the permits required from the other appropriate governmental
27 agencies.
- 28 **C.** This Ordinance will ensure the benefit of and will constitute a covenant running with
29 the land and the terms, conditions, and provisions of this Ordinance, and will be
30 binding upon the present Owner and any successor and will be subject to each
31 condition in this Ordinance.
- 32 **D.** The transfer of ownership or lease of any or all the property described in this
33 Ordinance must include in the transfer or lease agreement a provision that the
34 purchaser or lessee is made good and aware of the conditions established by this
35 Ordinance and agrees to be bound by these conditions. The purchaser or lessee may
36 request a change from the existing plans and conditions by following procedures
37 contained in the LDR, as amended.
- 38 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the
39 terms and conditions set forth in this ordinance and to recommend that the ordinance
40 be revoked.

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

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

Section 5. Filing with the Department of State. The clerk is hereby directed 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 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

Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 25, Craig's Addition to Sorrento, according to the map or plat thereof as recorded in Plat Book 1, Page 59, Public Records of Lake County, Florida.



[illegible]