



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

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

Case No. and Project Name: PZ2025-22, Duke's Landing

Applicant(s): Stephen C. Brucke

Owner(s): Paul Jayne

Requested Action: Rezone approximately 3.18 +/- acres from Mobile Home Rental Park (RMRP) and Rural Residential (R-1) to Mobile Home Rental Park (RMRP) to provide a pervious uncovered storage area and pervious parking for the use of the mobile home park residents.

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

Case Manager: Shari Holt, Planner II

PZB Recommendation:

Subject Property Information

Size: 3.18 +/- acres

Location: 4056 Picciola Road in unincorporated Fruitland Park

Alternate Key No.: 1699495

Future Land Use: Urban Low Density Future Land Use (Attachment "A")

Current Zoning District: Mobile Home Rental Park (RMRP) and Rural Residential (R-1) (Attachment "B")

Proposed Zoning District: Mobile Home Rental Park (RMRP) (Attachment "C")

JPA/ISBA: N/A

Overlay/Rural Protection Area: N/A

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low Density	Rural Residential (R-1)	Residential / Lake	Vacant / Wetlands and Lake Griffin
South	Urban Low Density	Rural Residential (R-1)	Residential	Vacant

Direction	Future Land Use	Zoning	Existing Use	Comments
East	Rural Transition / Urban Low Density	Rural Residential (R-1)	Lake	Lake Griffin
West	Urban Low Density	Mobile Home Rental Park (RMRP) / Rural Residential (R-1)	Residential / Mobile Home Rental Park / Right of Way	Single-Family Residence / Duke's Landing Mobile Home Park / Picciola Road

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1699495 and contains approximately 3.18 +/- gross acres. The Applicant seeks approval to rezone approximately 3.18 +/- acres from Mobile Home Rental Park (RMRP) and Rural Residential (R-1) to Mobile Home Rental Park (RMRP) to provide a pervious uncovered storage area and pervious parking for the use of the mobile home park residents.

The subject parcel is zoned Mobile Home Rental Park (RMRP) and Rural Residential (R-1) is designated with an Urban Low Density Land Use Category (FLUC) by the 2030 Comprehensive Plan. The portion of the subject parcel zoned Rural Residential (R-1) is currently vacant.

The Concept Plan depicts the proposed pervious parking, and pervious uncovered storage area. (Attachment "D").

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

Table 1. Existing and Property Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	RMRP and R-1	36 Mobile Home Sites / 58 RV Sites	N/A	.60	25%	40
Proposed	RMRP	N/A	36 Mobile Home Sites / 58 RV Sites with associated pervious uncovered storage area and parking	.60	25%	N/A

For background purposes, a Master Park Plan for Duke's Landing, formerly known as Morgan's Fish Camp, was approved on June 15, 2016, and revised on December 21, 2016. The subject parcel for this rezoning request is indicated on the Master Park Plan, however the parcel was not included in the original plan as shown on Attachment "F". On May 9, 2024, a Unity of Title was recorded for the parcels identified as Alternate Key Numbers 1740649 and 1699495, as shown on Attachment "G", to include the subject property in the Park Plan.

- 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 proposed rezoning request is consistent with Land Development Regulations (LDR) Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which states that rental mobile home dwelling units and their accessory uses are

permitted within the RMRP zoning district.

The proposed rezoning request is consistent with Land Development Regulations Section 3.01.02(A)(1) entitled *Classification of Uses*, which states that residential uses include mobile home dwellings.

The proposed rezoning request is consistent with LDR Table 3.00.03 entitled, *Land Use – Zoning District Matrix*, which states that the Mobile Home Rental Park (RMRP) zoning district is consistent with the Urban Low Density Future Land Use Category.

The proposed rezoning request is consistent with Land Development Regulations Section 3.02.06 entitled, *Density, Impervious Surface, Floor Area, and Height Requirements*, which states that the maximum density for the RMRP zoning district is 8 DU/AC, the maximum impervious surface ratio is 65% (which is further limited to 60% by the Urban Low Future Land Use Category), and the maximum building height is 40-feet. The proposal includes a pervious storage area and pervious parking, without additional development on the subject parcel.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The rezoning request to Mobile Home Rental Park (RMRP) is consistent with Comprehensive Plan Policy I-1.3.2 entitled, *Urban Low Density Future Land Use Category*, which provides for a range of residential development at a maximum density of four (4) dwelling units per net buildable acre. The proposal includes a pervious storage area and pervious parking, without additional development on the subject parcel.

Additionally, the request is consistent with Comprehensive Plan Policy I-1.3.2, which states, “this category shall be located on or in proximity to collector or arterial roadways to minimize traffic on local streets and provide convenient access to transit facilities.” The subject property is adjacent to Picciola Road, which is a major collector roadway.

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

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

The proposed rezoning request to Mobile Home Rental Park (RMRP) zoning is consistent with the adjacent neighboring properties which include the existing mobile home park (Duke's Landing). The proposed uses are consistent with the surrounding residential land uses.

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

The Applicant has requested this rezoning to provide accessory uses for the mobile home park residents, including a pervious uncovered storage area and pervious parking. Accessory uses are not permitted on the current vacant portion of the subject parcel zoned Rural Residential (R-1) district.

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.

Future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The proposed rezoning is not anticipated to adversely impact water and sewage capacity of levels of service as water and sewer are not requested for the proposed accessory use.

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 #56 is located less than two (2) miles from the subject property at 506 Berckman Street, Fruitland Park. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of Picciola Road is "D" with capacity of 888 trips in the peak hour direction. Currently the impacted segment from US 27 to CR 466B is operating at forty percent (40%) in the pm peak directional hour. This project will be generating approximately twenty-five (25) pm peak hour trips; in which seventeen (17) trips impacting the peak direction hour, increasing the v/c to forty-one percent (41%).

A Request for Exemption from doing a full Tier 1 Traffic Impact Analysis is required prior to site plan, should the request be approved by the Board.

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 site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

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

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

The surrounding properties are residential, and the rezoning request will incorporate the subject parcel into the existing mobile home park. Therefore, the proposed rezoning is not anticipated to disrupt the existing orderly, logical development pattern in the area.

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

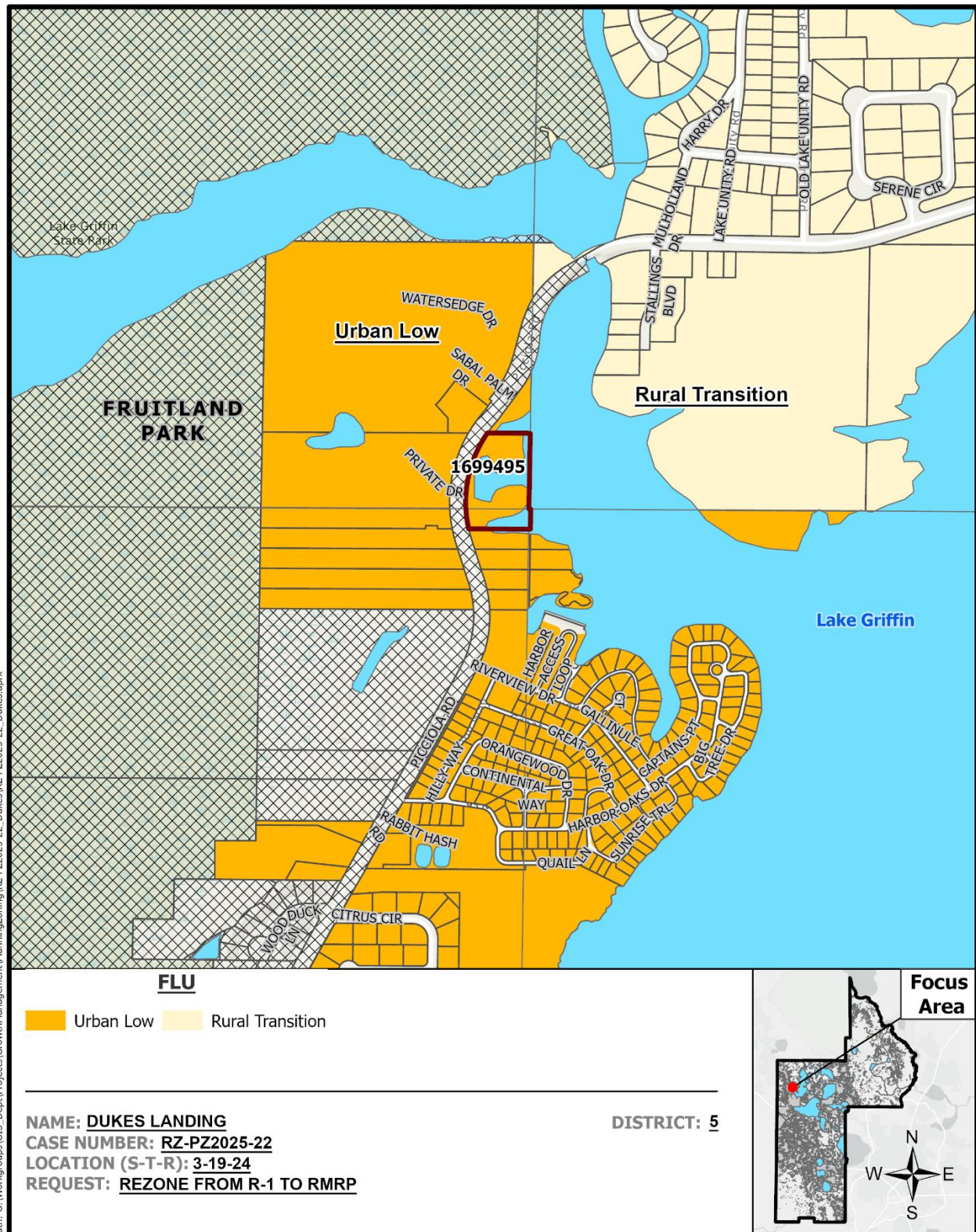
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

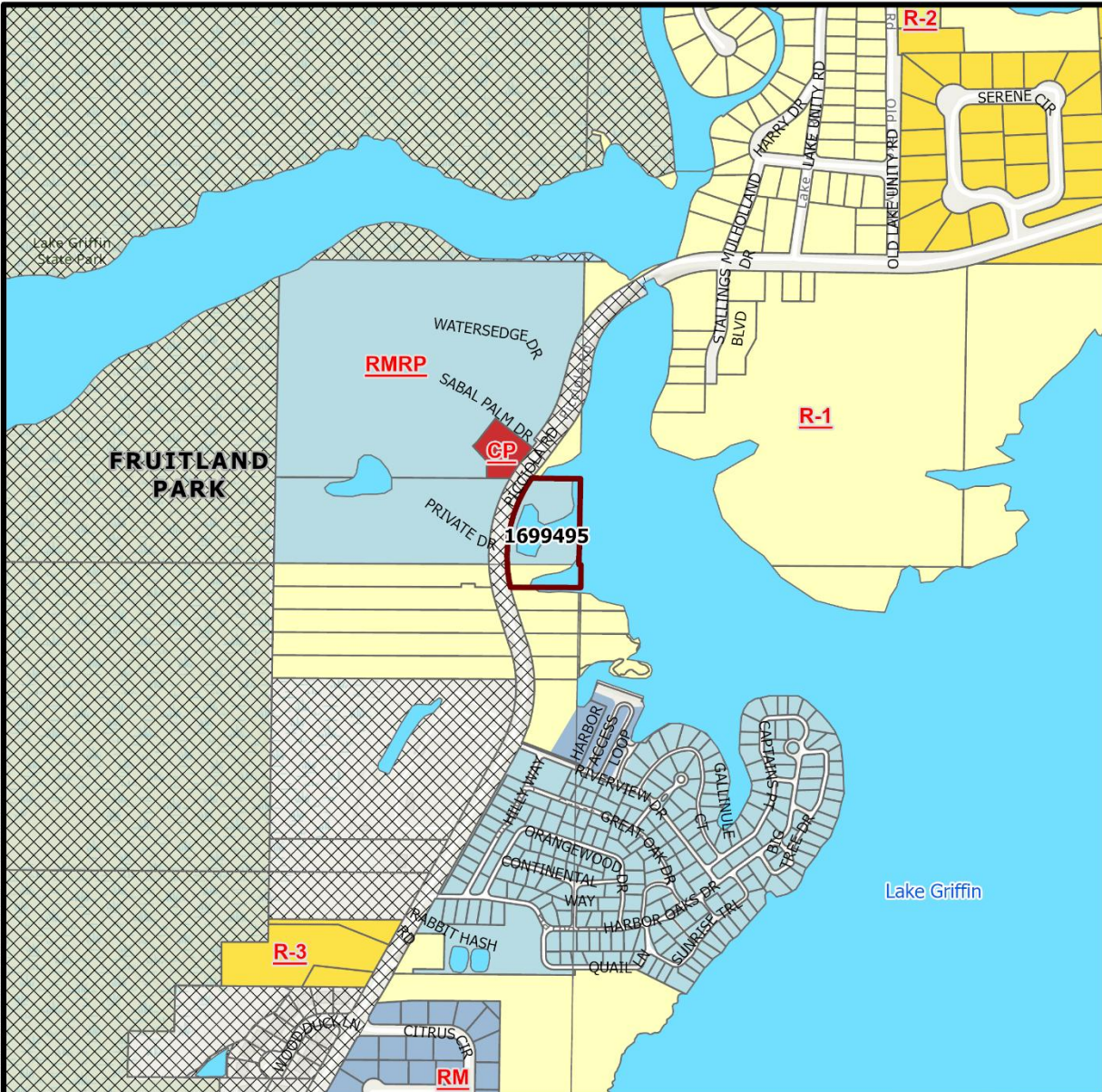
CURRENT FUTURE LAND USE



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 4/29/2025

Attachment "B" – Zoning District Map

CURRENT ZONING

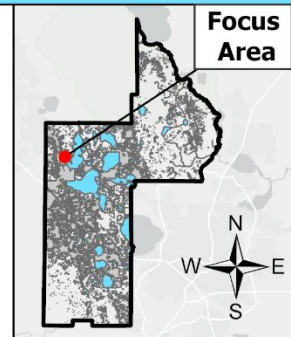


Zoning

R-1
 R-2
 R-3
 RMRP
 RM
 CP

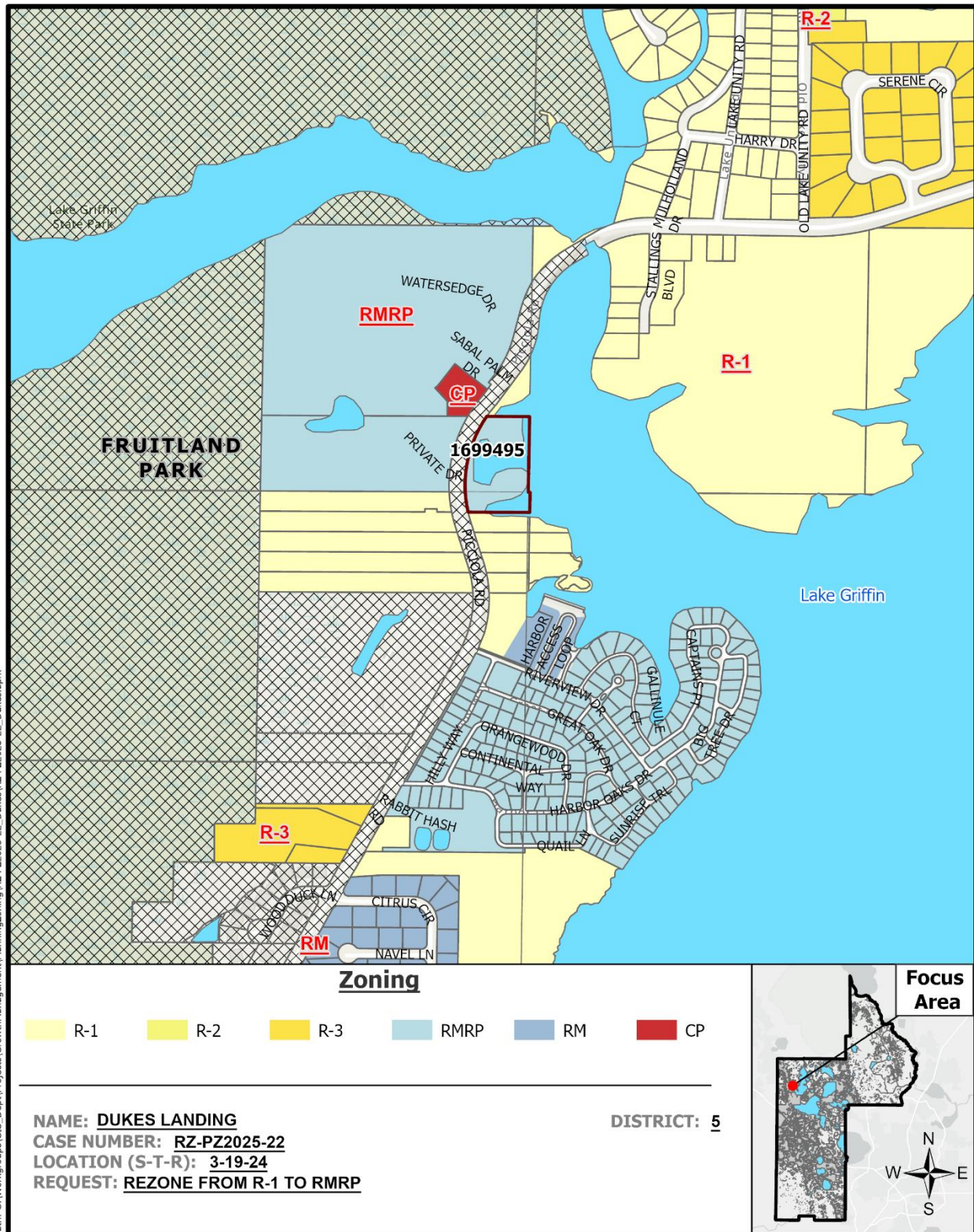
NAME: DUKES LANDING
CASE NUMBER: RZ-PZ2025-22
LOCATION (S-T-R): 3-19-24
REQUEST: REZONE FROM R-1 TO RMRP

DISTRICT: 5



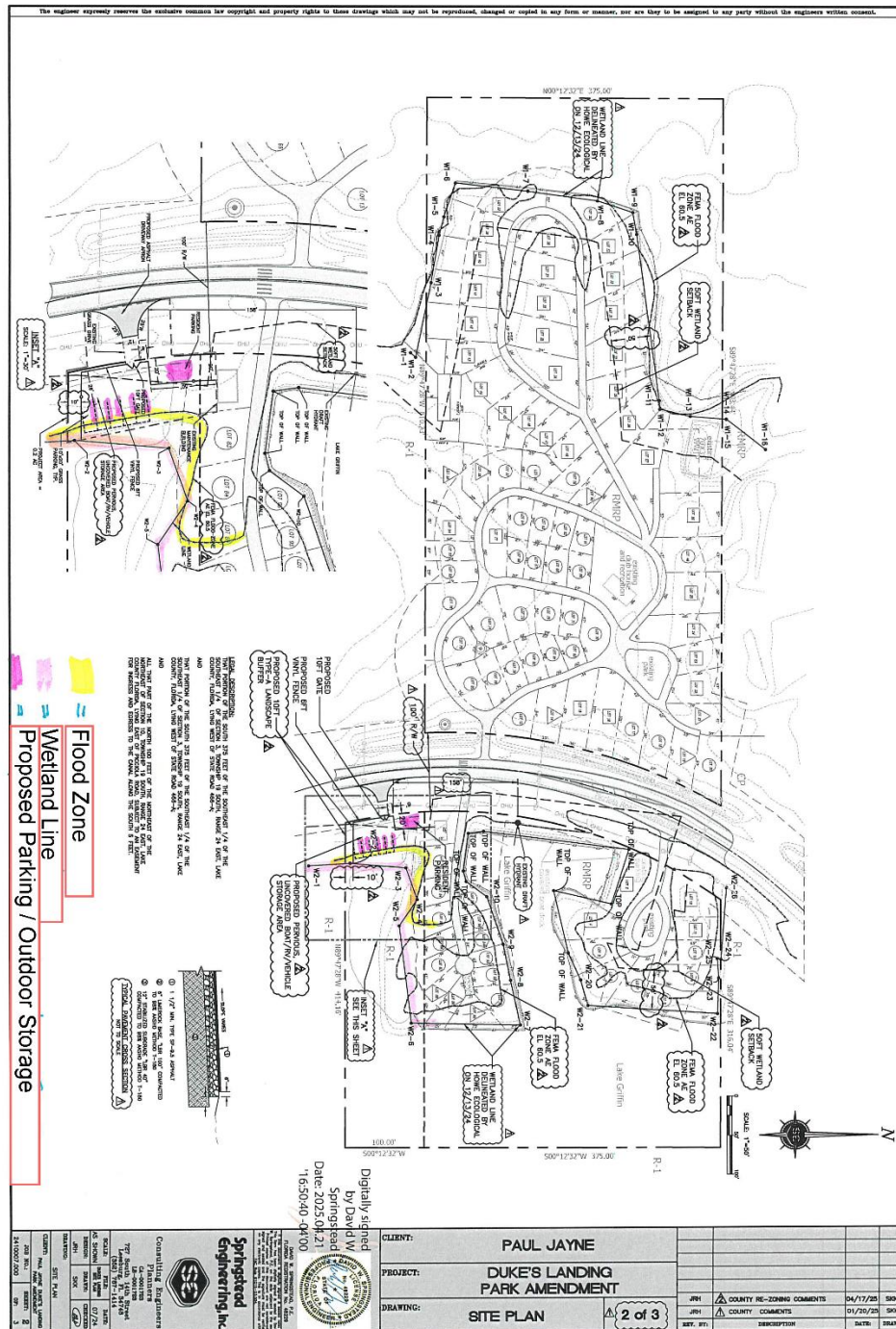
Attachment "C" – Proposed Zoning District Map

PROPOSED ZONING



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4/29/2025

Attachment “D”, Concept Plan



Attachment "E", 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.
No known conflicts with the Code are apparent with this rezoning request.

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

3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
This rezoning request is consistent with the existing RV Park and it's current land use.

4. Whether there have been changed conditions that justify a rezoning
Justification is based on the existing park's use of the subject parcel and their storage needs.

5. Whether, and the extent to which, the proposed rezoning would result in demands on public facilities, and whether, or to the extent to which, the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.
The proposed rezoning would only allow the area to be included in the existing park. No increases in density are proposed therefore no additional demands are expected on public facilities.

Attachment “E”, 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.

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

The rezoning of this property is not anticipated to affect neighboring property values.

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

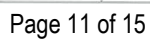
The rezoning would be orderly and logical development as the property is currently incorporated into the existing park.

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 proposal.

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 existing park previously aquired this small parcel abutting the current park and simply wishes to utilize a small portion of the area for storage of resident's vehicles/boats/RV's.



Attachment "G", Unity of Title (Page 1 of 2)

INSTRUMENT#: 2024054967 OR BK 6330 PG 2005 PAGES: 2 5/9/2024 2:32:00 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: \$18.50



Office of Planning and Zoning

Declaration of Unity of Title

THIS Declaration of Unity of Title, made this 9 day of MAY, 2024

by: PAUL JAYNE
Name of Property Owner(s)

4059 PICCIOLA RD FRUITLAND PARK FL LOT 43 34731
Address of Property Owner(s)

of: _____
Name of Partnership/Corporation (if applicable) Title/Position

County of _____, State of _____, hereinafter referred to as "Declarant," pursuant to the Lake County Land Development Regulations, being the fee owner of the following described real property located in Lake County, Florida, to wit:

Alternate Key Number(s): 1740649 1699495

Sec. 10 Twp. 19 Rng. 24

More Particularly Described as (state legal description, attached if insufficient space):

S 375 FT OF SE 1/4 OF SE 1/4 LYING E OF HWY 466-A ORB 4671 PG
N 100 FT OF NE 1/4 OF NE 1/4 E OF HWY 466-A ORB 4671 PG 1386

Hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

1. That the aforesaid plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be declared to be unified under one title as an indivisible building site, unless the County approves a Development Order consistent with the County Land Development Regulations.
2. That the said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. Purpose of unity: ONE TAX BILL

DECLARANT further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, his/her heirs, successors and assigns, and all parties claiming under him/her until such time as the same may be released in writing by Lake County, a political subdivision of the State of Florida. Declarant also agrees that this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

Attachment "G", Unity of Title (Page 2 of 2)

INSTRUMENT# 2024054967 OR BOOK 6330/PAGE 2006 PAGE 2 of 2

Declaration of Unity of Title

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law, on the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:

Witnesses

1. Abigail White
Witness Signature
Abigail White
Type/Print Name of Witness

2. _____
Witness Signature

Type/Print name of Witness

Owner/Partner/Corporation

Paul Jayne
Property Owner Signature
PAUL JAYNE
Type/Print Name

Second Property Owner Signature

Type/Print Name

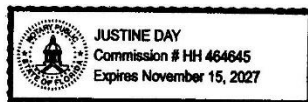
Type/Print Title/Position

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this
9 day of May, 2024, by Paul William Jayne

Personally Known OR Produced Identification

Type of Identification Produced NY ID



Justine Day
Notary Signature
(SEAL)

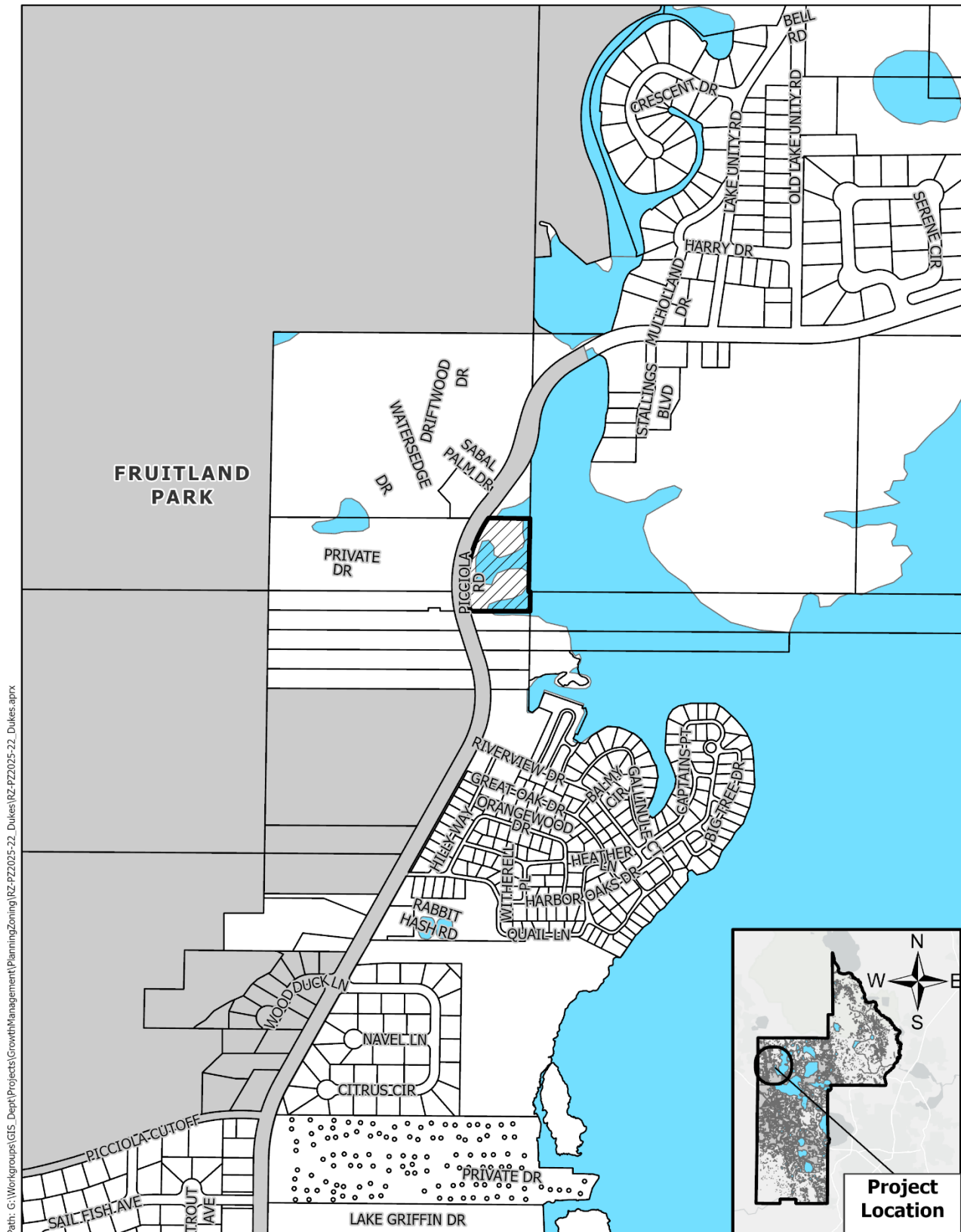
****FOLLOWING TO BE COMPLETED BY LAKE COUNTY STAFF ONLY****

Reviewed by Lake County, Florida on this 9 day of May, 2024, by Abigail White
and approved as to sufficiency and form.

Staff Print Name: Abigail White
Job Title: Associate planner

Staff Signature: Abigail White

Map of Subject Property

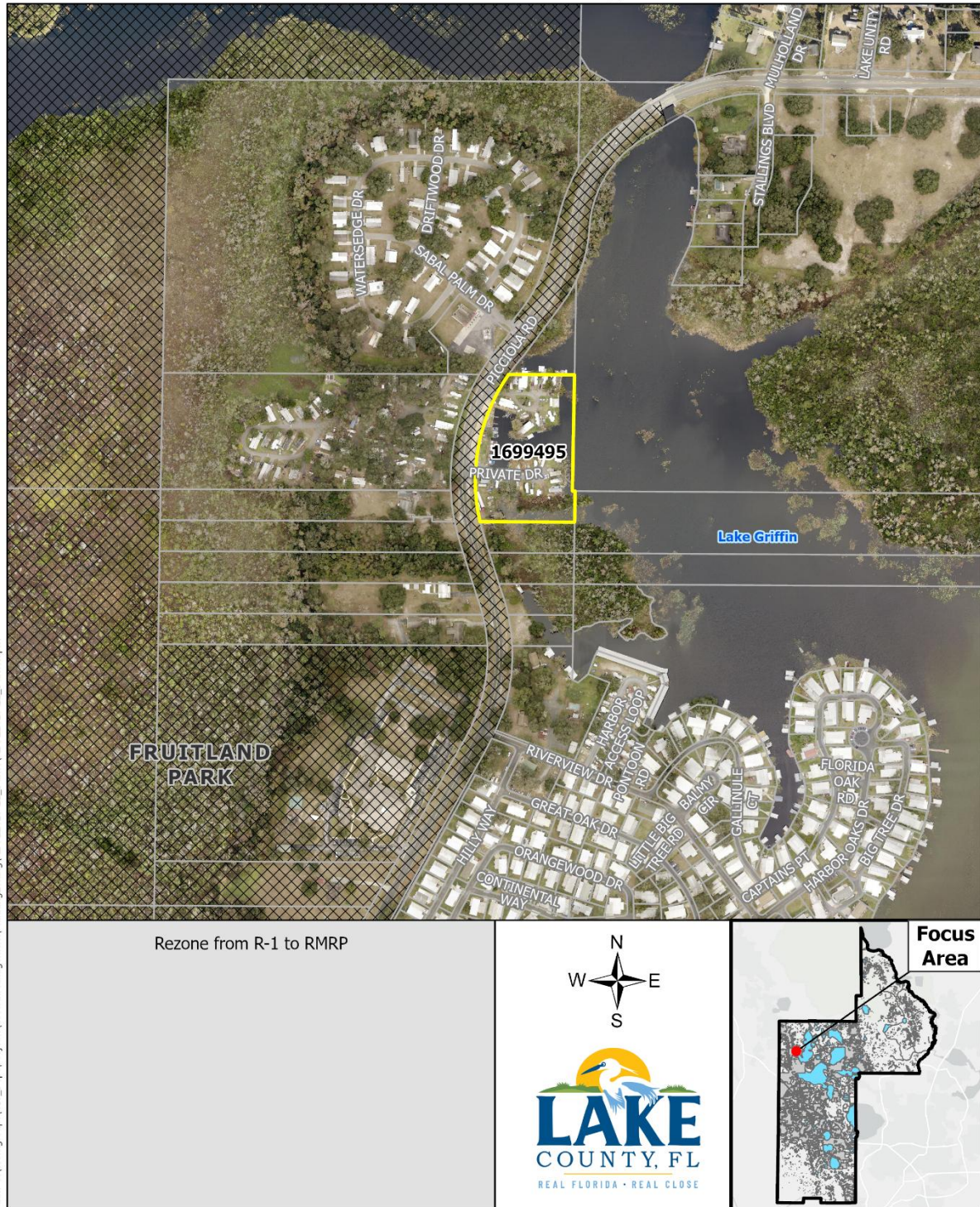


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4/29/2025

Aerial Map of Subject Property

RZ-PZ2025-22
Dukes Landing



ORDINANCE #2025-__

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING APPROXIMATELY 3.18 +/- ACRES FROM MOBILE HOME RENTAL PARK (RMRP) DISTRICT AND RURAL RESIDENTIAL (R-1) DISTRICT TO MOBILE HOME RENTAL PARK (RMRP) DISTRICT TO PROVIDE A PERVIOUS UNCOVERED STORAGE AREA AND PERVIOUS PARKING FOR THE USE OF THE MOBILE HOME PARK RESIDENTS, FOR THE PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 1699495, LOCATED IN SECTIONS 10 AND 3, TOWNSHIP 19 SOUTH, RANGE 24 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Stephen C. Brucke (the "Applicant") submitted a rezoning application on behalf of Paul Jayne (the "Owner"), to rezone the property from Mobile Home Rental Park (RMRP) and Rural Residential (R-1) to Mobile Home Rental Park (RMRP) to provide a pervious uncovered storage area and pervious parking for the use of the mobile home park residents; and

WHEREAS, the subject property consists of approximately 3.18 +/- acres located at 4056 Picciola Road in the Fruitland Park area of unincorporated Lake County, in Sections 10 and 3, Township 19 South, Range 24 East, identified by Alternate Key Number 1699495 and more particularly described in Exhibit "A"; and

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

WHEREAS, the Lake County Planning and Zoning Board did on the 2nd day of July 2025, review Petition PZ2025-22; after giving Notice of Hearing on petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 5th day of August 2025; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map from Mobile Home Rental Park (RMRP) District and Rural Residential (R-1) District to Mobile Home Rental Park (RMRP) District for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances.

Section 2. Development Review and Approval: Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

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

Section 4. Filing with the Department of State. The Clerk is hereby directed forthwith to send a copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida Statutes.

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

ENACTED this _____ day of _____, 2025.

FILED with the Secretary of State _____, 2025.

EFFECTIVE _____, 2025.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE CHAIRMAN

ATTEST:

GARY COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

EXHIBIT "A" - Legal Description.

That portion of the South 375 feet of the Southeast ¼ of the Southeast ¼ of Section 3, Township 19 South, Range 24 East, Lake County, Florida, lying East of State Road 466-A.

and

All that part of the North 100 feet of the Northeast ¼ of the Northeast ¼ of Section 10, Township 19 South, Range 24 East, Lake County, Florida, lying East of Picciola Road, subject to an easement for ingress and egress to the canal along the South 5 feet.

