



# REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): March 4, 2026  
Board of County Commissioners (BCC): April 7, 2026

Case No. and Project Name: PZ2025-206, Capurso Property

Commission District: District 5 – Timothy Morris

Applicant(s): Michael Rankin, LPG Urban and Regional Planners, LLC

Owner(s): Frank A. Capurso

Requested Action: Rezone approximately 1.75 +/- acres from Agriculture (A) District to Planned Commercial (CP) District to allow automotive repair and vehicular sales uses to facilitate the existing golf cart and motor vehicle repair and sales.

Staff Determination: Staff finds the rezoning request is generally consistent with the Land Development Regulations (LDR) and inconsistent with Comprehensive Plan Policy I-1.3.10.3

Case Manager:

PZB Recommendation: Meagan Bracciale, Planner II

Size: **Subject Property Information**

Location: 1.75 +/- acres

Alternate Key Nos.: 3045 Eagles Nest Road, in the unincorporated Fruitland Park area.

Future Land Use Category: 1282471

Current Zoning District: Urban Medium Density (Attachment “A”)

Proposed Zoning District: Agriculture (A) District (Attachment “B”)

Flood Zone: Planned Commercial (CP) District (Attachment “C”)

JPA/ISBA: “X”

Overlay/Rural Protection Area: The Town of Lady Lake Interlocal Service Boundary Agreement Area (ISBA)

Basin Management Action Plan (BMAP) Location: N/A

Upper Ocklawaha and Silver Springs

**Adjacent Property Land Use Table**

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Community Facility District (CFD)	Church	Northside Christian Church at Fruitland Park Parsonage
South	Urban Medium Density	Mobile Home Rental Park (RMRP)	Residential	Single-Family Residence
East	Urban Medium Density	Community Facility District (CFD)	Church	Northside Christian Church at Fruitland Park
West	Urban Medium Density	Agriculture (A)	Vacant	Vacant Residential

**- Summary of Analysis -**

The subject parcel is identified by Alternate Key Number 1282471 and contains approximately 1.75 +/- acres. The subject parcel is located at 3045 Eagles Nest Road, in the unincorporated Lady Lake area. The subject parcel is zoned Agriculture (A) district and designated with an Urban Medium Future Land Use Category (FLUC) by the 2030 Comprehensive Plan. The subject parcel is located partially within the US 27 Major Commercial Corridor.

The Applicant seeks approval to rezone the subject parcel from Agriculture (A) District to Planned Commercial (CP) District to allow automotive repair and vehicular sales uses to facilitate the existing golf cart and motor vehicle repair and sales. For the purposes of this rezoning, a Motor Vehicle is defined as passenger cars weighing between 2,500 lbs. to 4,400 lbs., and SUVs and trucks weighing 5,000+ lbs., or less.

The Concept Plan (Attachment “D”) depicts two (2) existing garages with associated parking, a carport, and landscape buffering.

The subject parcel is located within the Town of Lady Lake Interlocal Service Boundary Agreement (ISBA), and the application was provided to the Town of Lady Lake to review for a determination of consistency with their regulations. The Town of Lady Lake provided the following comments:

*“As you are probably aware, the site has been operating under the uses as proposed for some time now. The Town is not opposed to the rezoning or the proposed uses. Our utilities are several hundred feet away, with the closest location east of Highway 27/441 being at Hartsock Sawmill Road; therefore, we will not be in a position to offer any connections to the subject parcel.*

*From traveling the road (Eagles Nest Rd.) over the years, I have noted that some of the display vehicles are set very near or within the ROW (as evidenced below). I would hope that for purposes of public safety that setbacks will be established through the site plan process to address this concern.”*

The Town of Lady Lake’s setback concern has been addressed in the proposed Ordinance under Section 1(B)(3):

**Setbacks:** Setback shall be in accordance with the applicable provisions of the LDR, as amended. No vehicles, supplies, or equipment shall be permitted to be parked within the right-of-way or required landscape buffers at any time.

For background purposes, historical aerial photographs, dating back to 2004 (Attachment “E”) show the subject parcel developed with a single-family residence and a detached garage structure. Between 2017 and 2019, the primary residence was destroyed by fire. Demolition permit number 2019040833 was issued in 2019 for the demolition of a burned house / unsafe structure. The residence was not replaced.

On March 13, 2025, the subject property received a code violation for conversion of the single-family residence to commercial use, and the operation of golf cart sales and storage on residential property (Attachment “F”). Additional photographs of the business structure are included in Attachment “G”.

Needs Assessment: Currently, there is an existing golf cart retailer, that also offers repair, maintenance and customization services, just over a half mile (0.56 miles) away from the subject property, located at the corner of US Highway 27 and Grays Airport Road. The nearest existing automotive repair shop is located just over a quarter of a mile (0.29 miles) away from the subject property. Staff finds that the subject parcel’s surrounding area is already served by the above-mentioned businesses offering these services and adding another would not provide significant value or differentiation.

If approved, this rezoning will assist in bringing the property into compliance and to resolve Code Case #2025030109. The Owner will then be required to submit for an obtain an approved site plan . Should the Board approve this request, the Applicant will be required to obtain zoning and building permits to comply with Lake County Land Development Regulations.

If denied, the subject property Owner must cease using the property for automotive repairs and sales and will be required to take one of two (2) actions:

- a. A new single-family residence must be permitted and constructed on the subject parcel pursuant to LDR 10.01.01(A), entitled *General Requirements for Accessory Structures*, which states that accessory structures used in conjunction with a residential dwelling unit may be allowed on a lot, provided that there shall be a lawful dwelling unit on the lot. The property Owner may also apply for a variance to LDR 10.01.01(F, entitled *Residential Accessory and Temporary Structures and Uses*, to allow an accessory structure (the current front facing garage building) to be located in front of the required new residence and less than one hundred (100) feet from the property line. The subject garage building appears to measure approximately ninety-seven (97) feet from the front property line.
- b. All accessory structures must be removed/demolished to bring the subject parcel in compliance with LDR 10.01.01(A), entitled *General Requirements for Accessory Structures*, which states that accessory structures used in conjunction with a residential dwelling unit may be allowed on a lot, provided that there shall be a lawful dwelling unit on the lot.

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

**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	Agriculture (A) District	1DU/5AC	N/A	0.10	N/A	40-FT
Proposed	Planned Commercial (CP) District	2.0 FAR	Golf Cart and Motor Vehicle Repair and Sales	0.70	0.20	50-FT

**– 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 Planned Commercial (CP) district is compatible with the Urban Medium FLUC.

The rezoning request is consistent with LDR Section 3.01.03 entitled, *Schedule of Permitted and Conditional Uses*, which states that automotive repair and vehicular sales are permitted within the Planned Commercial (CP) zoning district.

The concept plan depicts consistency with LDR Section 3.02.06, which states that the maximum Floor Area Ratio (FAR) for the Planned Commercial (CP) District is 2.0, and the maximum Impervious Surface Ratio (ISR) is 0.70. Pursuant to the Concept Plan (Attachment “D”), the proposed FAR of 0.06 and the proposed ISR of 0.18 are consistent with the maximum FAR and maximum ISR of the Planned Commercial (CP) zoning district. Pursuant to the Concept Plan (Attachment “D”), the proposed landscape buffers and setbacks will also comply with LDR Section 9.01.06, entitled *Landscape Buffer Requirements*, and LDR Table 3.02.05, entitled *Setback Requirements*.

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 is consistent with Comprehensive Plan Policy I-1.3.10, entitled *Commercial Activities within the Urban Future Land Use Series*, which states this policy applies to commercial development within the Urban Future Land Use Series. The subject parcel is located within the Urban Future Land Use Series in accordance with Comprehensive Plan Objective I-1.3, which states that FLUCs within the Urban FLU Series include the Urban Medium Density FLUC.

The rezoning request is consistent with Comprehensive Plan Policy I-1.3.3, entitled *Urban Medium Density Future Land Use Category*, which states that the maximum Floor Area Ratio (FAR) for the Urban Medium FLUC is 0.35, and the maximum Impervious Surface Ratio (ISR) is 0.70. Pursuant to the Concept Plan (Attachment “D”), the proposed FAR is 0.06 and the proposed ISR is 0.18.

The rezoning request is consistent with Comprehensive Plan Policy I-1.3.10, entitled *Commercial Activities within the Urban Future Land Use Series*, which states that within the Urban Future Land Use Series, Lake County shall allocate sufficient land area to accommodate commercial activities that provide goods and services. Commercial uses shall include commercial, retail, office, and limited light industrial uses and other uses commonly associated with these activities.

The rezoning request is consistent with Comprehensive Plan Policy I-1.3.10.6, entitled *Criteria for Commercial Corridors*, which states that certain roadway corridors within the County have become established over time as significant corridors for commercial development. Infill development shall be encouraged within Commercial Corridors. Approximately half of the subject parcel lies within the designated US 27 Major Commercial Corridor (Attachment “I”).

Comprehensive Plan Policy IX-3.1.2, entitled *Mandatory Sewer Connection*, states that at a minimum, Lake County shall require new development within the Urban Future Land Use Series to connect to public sanitary sewer, when available. Where a public sanitary sewer system is not available, a new development exceeding a density of one unit per net acre shall provide a regional/sub-regional sanitary sewer system, unless exempted by the Board of County Commissioners. Central utility service is currently unavailable to the property. The proposed continuation of the current development on the subject parcel does not exceed one (1) unit per net acre. Therefore, the subject property is in compliance with Policy IX-3.1.2 and will continue to be serviced by the existing 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.

Comprehensive Plan Policy IX-2.2.2, entitled *Mandatory Central Water Connection*, states that at a minimum, Lake County shall require new development within the Urban Future Land Use Series to connect to public water system, when available. Where central systems are not available, a new development exceeding a density of one unit per net acre shall provide a central water system, unless exempted by the Board of County Commissioners. Central utility service is currently unavailable to the property. The proposed continuation of the current development on the subject parcel does not exceed one (1) unit per net acre. Therefore, the subject property is in compliance with Policy IX-2.2.2 and will continue to be serviced by the existing well, until such time as (1) the potable water system reaches fails and requires replacement

and (2) central or public water service becomes available, in accordance with the Comprehensive Plan and LDR, as amended.

Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, states that developments within the Urban Future Land Use Series, 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. Central utility service is currently unavailable to the property. 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 is in compliance with Policy IX-3.1.1 and 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.

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

***Inconsistencies:***

The rezoning request is partially inconsistent with Comprehensive Plan Policy I-1.3.10.3. The proposed use is inconsistent with the neighboring agriculture and residential uses that were established prior to the 2030 Comprehensive Plan, which was enacted on September 11, 2011. While the proposed use is partially inconsistent with the Comprehensive Plan Policy I-1.3.10.3, entitled *Commercial Site Design and Compatibility with Adjacent Land Uses*, due to the historical agriculture and residential uses, the proposed use is consistent with the Commercial Activities within the Urban Future Land Use Series and Commercial Corridors. The adjacent Community Facility District (F.K.A.: Public Facilities District) parcel was established on September 8, 1987, prior to the current Comprehensive Plan implementation. The CFD use established Site Plan 88 and a rezoning request to amend the previous 1987-60 ordinance was approved by the Board of County Commissioners on August 1, 2012, after the 2030 Comprehensive Plan was enacted.

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

The request is consistent with LDR Section 3.00.03 entitled *Consistency of Zoning Districts With Land Use Classifications*, which indicates that the Planned Commercial (CP) zoning district is allowable within the Urban Medium Density FLU (F.K.A.: Urban Maximum Density).

The rezoning request is consistent with intent of Comprehensive Plan Policy I-1.3.10, entitled *Commercial Activities within the Urban Future Land Use Series*, which encourages that sufficient land area shall be allocated to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County.

The rezoning request is generally consistent with Comprehensive Plan Policy I-1.3.10.03, entitled *Commercial Site Design and Compatibility with Adjacent Land Uses*, which states that The County shall require landscaped buffers, use of open space, and architectural/artistic elements as appropriate to ensure compatibility between commercial and residential uses. Commercial features and signage shall be designed to enhance community aesthetics, maintain neighborhood viability, reduce incompatibility with adjacent uses, and limit glare and noise. This is demonstrated on the Concept Plan (Attachment "D") where the proposed site plan incorporates landscape buffers between the development on the subject property and the adjacent, historically designated/developed residential and agricultural parcels, as well as landscape buffering intended to screen the proposed development from the adjacent CFD parcel.

Pursuant to Comprehensive Plan Policy I-1.3.10.03, entitled *Commercial Site Design and Compatibility with Adjacent Land Uses*, the design of commercial development shall not compromise the integrity of adjacent uses or encroach upon conservation or environmentally sensitive areas. Through the site planning process, the proposed use will be designed in accordance with the Land Development Regulations and Comprehensive Plan, as amended, to preserve the integrity of the adjacent, historically developed, residential uses. Additionally, the proposed development does not encroach upon conservation or environmentally sensitive areas and does not lie within any established environmentally protected overlay areas,

The proposed use is inconsistent with the neighboring agriculture and residential uses that were established prior to the 2030 Comprehensive Plan, which was enacted on September 11, 2011. While the proposed use is partially inconsistent with the Comprehensive Plan Policy I-1.3.10.3, entitled *Commercial Site Design and Compatibility with Adjacent Land Uses*, due to the historical agriculture and residential uses, the proposed use is consistent with the Commercial Activities within the Urban Future Land Use Series and Commercial Corridors. The adjacent Community Facility District (F.K.A.: Public Facilities District) parcel was established on September 8, 1987, prior to the current Comprehensive Plan implementation. The CFD use established Site Plan 88 and a rezoning request to amend the previous 1987-60 ordinance was approved by the Board of County Commissioners on August 1, 2012, after the 2030 Comprehensive Plan was enacted.

Furthermore, the subject parcel is located within the US 27 major commercial corridor, and the proposed use encourages and provides a transition between the intention of the Urban Future Land Use Series, and adjacent historical uses and Commercial Corridors permitted within the Urban Medium Density FLUC.

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

The Applicant is proposing to rezone the subject parcel to facilitate golf cart and motor vehicle repair and sales. A Notice of Code Violation was issued by the Office of Building Services on March 13, 2025, for conversion of the single-family residence to commercial use, and the operation of golf cart sales and storage on residential property (Attachment "F").

**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 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.

Schools

The proposed rezoning is not anticipated to adversely impact school concurrency 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 #53, 2505 Spring Lake Road, Fruitland Park, is located less than one (1) mile from the subject property. 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 Eagles Nest Road is "D" with capacity of 752 trips in the peak direction. Currently the impacted segment from US 27 to CR 466B is operating at thirty-four percent volume to capacity ratio (v/c) (34%) in the PM Peak Direction (LOS "C"). This project will be generating approximately fourteen (14) PM peak hour trips, in which seven (7) trips will impact the peak hour direction, increasing the v/c to thirty-five percent

(35%). LOS "C"

A Request for Exemption from doing a Tier 1 Traffic Impact Analysis is required prior to site plan approval.

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

Per the Applicant's Project Narrative, *"The proposed CP will not significantly impact the natural environment. The subject site is not within the 100-year flood plain and contains no waterbodies or wetlands. Buffers, provision of central water and sewer, and stormwater management facilities will provide additional protection to the area."*

An environmental assessment will be required with the site plan application to indicate the presence of vegetation, soils, wetlands, and 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.**

Per the Applicant's Project Narrative, *"The rezoning should not have a negative impact on property values."*

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

The area surrounding the subject parcel was developed historically with residential uses prior to the 2030 Comprehensive Plan, enacted on September 11, 2011, which established the US 27 major commercial corridor. While the proposed use is inconsistent with the historically developed neighboring agriculture and residential uses, non-residential uses have been slowly developing since the mid-1980's.

Furthermore, as subject parcel is located within the US 27 major commercial corridor, and the proposed use encourages and provides a transition between the Commercial Corridor permitted within the Urban Medium Density FLUC, and adjacent historical uses.

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

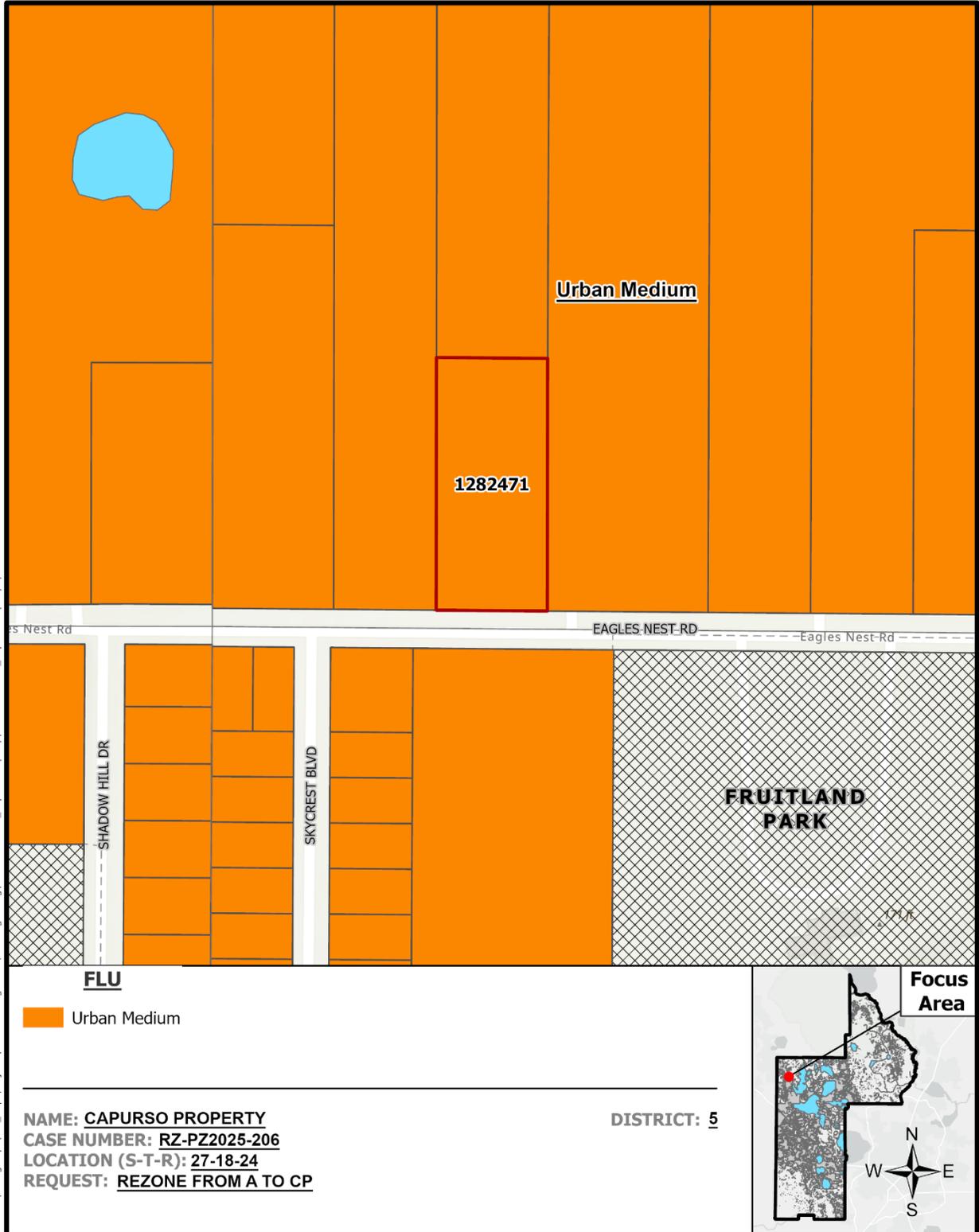
The proposed rezoning application is generally in harmony with the intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A

# Attachment "A" – Current Future Land Use Map

## CURRENT FUTURE LAND USE



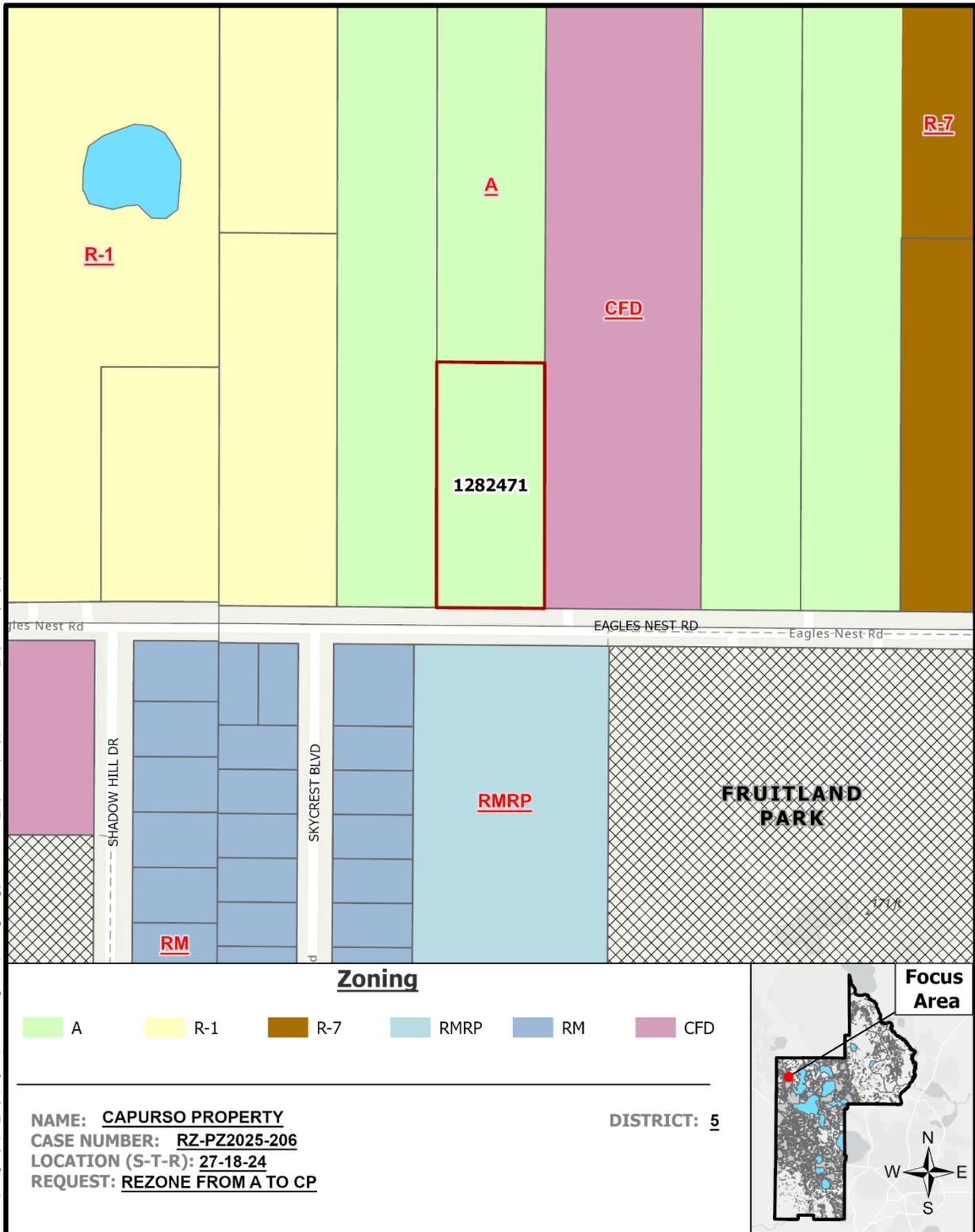
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11/18/2025

**NAME:** CAPURSO PROPERTY  
**CASE NUMBER:** RZ-PZ2025-206  
**LOCATION (S-T-R):** 27-18-24  
**REQUEST:** REZONE FROM A TO CP

**DISTRICT:** 5

# Attachment "B" – Current Zoning District Map

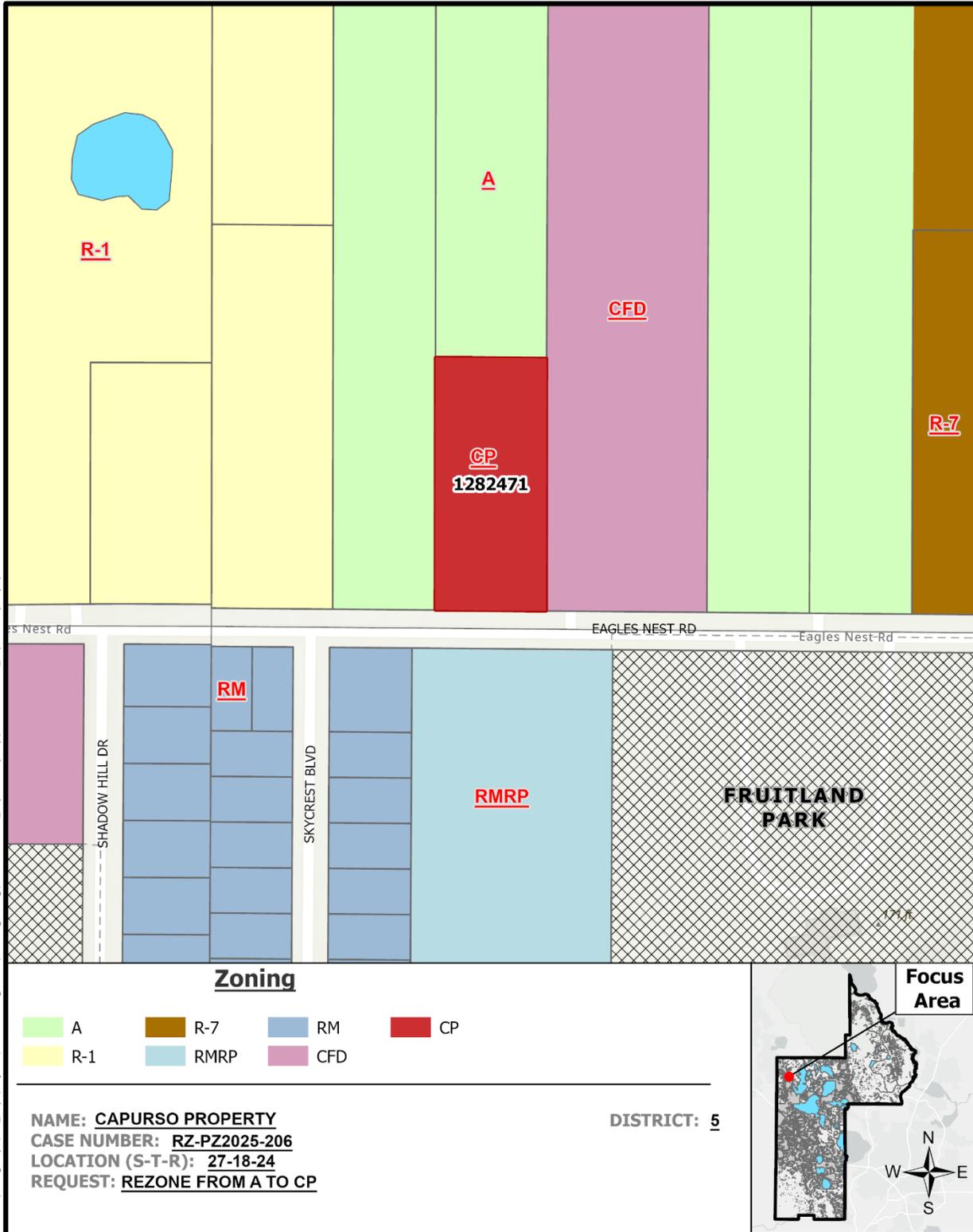
## CURRENT ZONING



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11/18/2025

# Attachment "C" – Proposed Zoning District Map

## PROPOSED ZONING

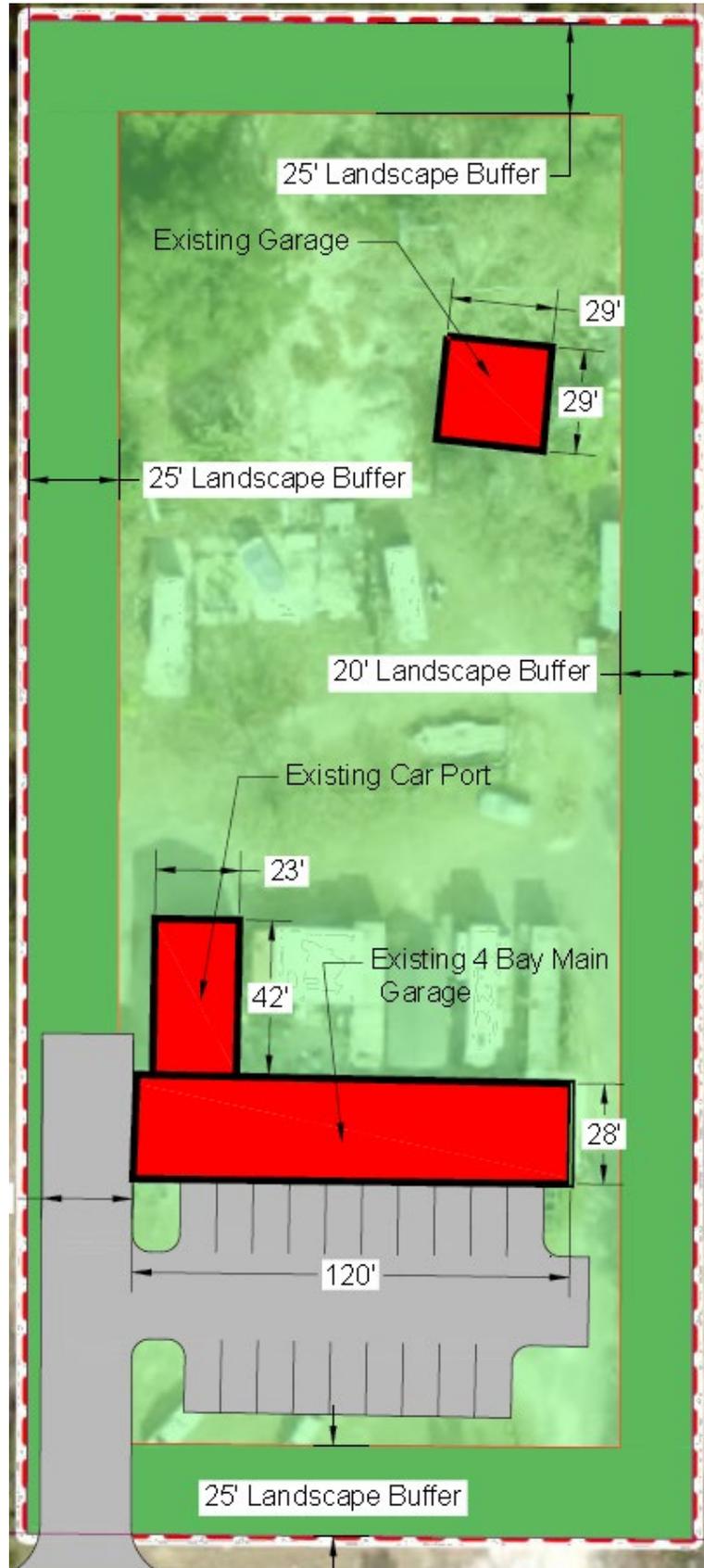


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11/18/2025

**NAME:** CAPURSO PROPERTY  
**CASE NUMBER:** RZ-PZ2025-206  
**LOCATION (S-T-R):** 27-18-24  
**REQUEST:** REZONE FROM A TO CP

**DISTRICT:** 5

# Attachment "D" – Concept Plan (1 of 2)



# Attachment "D" – Concept Plan (2 of 2)

**Notes:**

Site: **1.75** acres (76,230 sf)

Existing FLU: **Urban Medium**

Existing Zoning: **Agriculture**

Proposed Zoning: **Planned Commercial**

Adjacent Land Use and Zoning

North: Urban Medium/ A

South: Urban Medium/ RMRP

East: Urban Medium/ CFD

West: Urban Medium/ A

Proposed Uses:

Sales and Repair of Golf Carts

Motor Vehicle Repair, Restoration and Sales

**Existing Buildings:**

4 Bay Main Garage

Rear Garage

Car Port

Total Square footage of Existing Buildings: 4,630

Buffers:

North, South, and East: Type "C" of 25' with 3 canopy trees, 2 ornamental and 2 rows of shrubs.

West: Type "B" of 20' with 2 canopy, 3 ornamental and 1 row of shrubs

Density: N/A

Proposed FAR: **0.06**

Max FAR: 2.0

Proposed ISR: 18.28%

Max ISR: 70%

Open Space

Proposed: 81.72%

Proposed Parking:

Two (2) spaces plus four (4) spaces per service bay or repair stall.

One (1) space per two hundred (200) square feet of gross leasable area.

Parking Required: 18

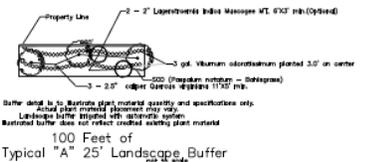
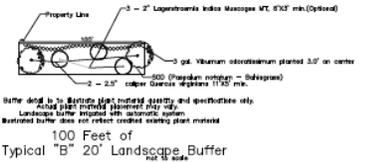
Proposed Parking: 19

Max Building Height: 50'

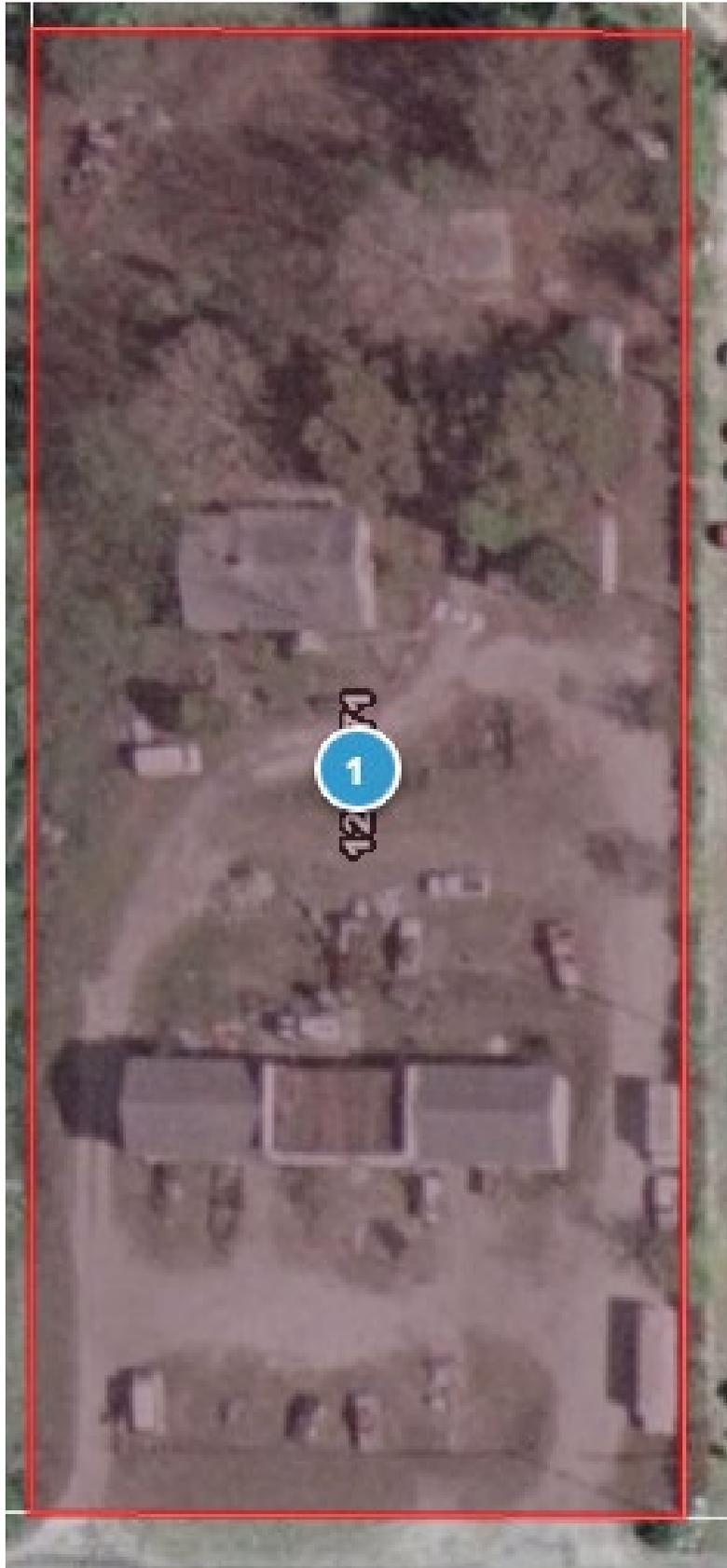
Setbacks

Front - 50' from the right of way.

Side and Rear - Buffer width



# Attachment "E" – 2004 Historical Aerial of Subject Parcel



# Attachment "F" – Notice of Code Violation



## OFFICE OF BUILDING SERVICES NOTICE OF CODE VIOLATION

**DATE: 3/13/2025**

**LOCATION OF VIOLATION: 3045 EAGLES NEST ROAD**

**FRANK A CAPURSO  
3045 EAGLES NEST ROAD  
FRUITLAND PARK, FL 34731**

**IN ACCORDANCE WITH LAKE COUNTY CODE AND/OR LAND DEVELOPMENT REGULATIONS YOU ARE HEREBY NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF SECTION(S):**

**Lake County Code Chapter 6, Section 6-3(a) PERMITS  
No Building Permit**

**IN ORDER TO PREVENT ANY FURTHER ACTION, THE FOLLOWING CORRECTIVE MEASURES MUST BE TAKEN:**

**A change of use permit will need to be obtained for conversion of the single family residence to commercial use. A final inspection will need to be obtained within the required time frame of the building permit.**

**DAYS TO COMPLY 10**

**MICHAEL W RODEN  
LICENSING INVESTIGATOR**

**2025030109  
CASE NUMBER**

**Please feel free to contact me at (352) 396-3379 to discuss your case.**

**All Lake County Codes can be viewed online at [www.municode.com](http://www.municode.com)  
If a permit is required, please provide copy of this letter to the building department.**

OFFICE OF BUILDING SERVICES  
P.O. BOX 7800 • 315 WEST MAIN STREET, TAVARES, FL 32778 • P 352.343.9653 • F 352.343.9771  
Board of County Commissioners • [www.lakecountyfl.gov](http://www.lakecountyfl.gov)

# Attachment "G" – Exterior of Building

Mar 11, 2025 at 1:26:03 PM  
3045 Eagles Nest Rd  
Fruitland Park FL 34731  
United States



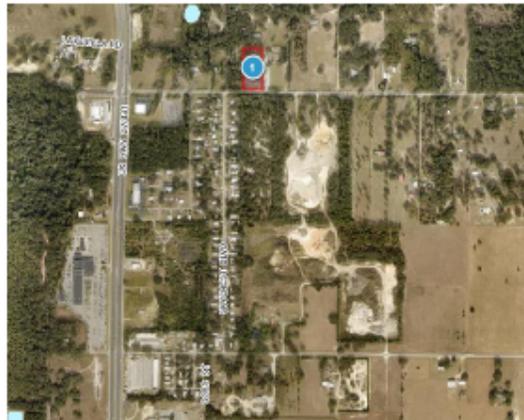
# Attachment “H” – Project Narrative (1 of 3)



## Frank Capurso Rezoning Request Project Narrative

The subject property is located at 3045 Eagles Nest Road referenced by alternate key 128471 and consisting of approximately 1.75 ± acres. The existing future land use is Urban Medium. Existing development includes two (2) garages with an attached office area, and associated accessory structures. The surrounding area is a mix of residential, commercial and institutional uses.

**Figure 1. Project Location**



### **Project Request**

The request is to amend the zoning from Agriculture (A) to Planned Commercial (CP) to allow the sales and repair of golf carts, and motor vehicle repair/restoration and sales. The surrounding area is a mixture of residential, institutional and commercial. Commercial uses in the area consist of Leisure Living, 7-Eleven, and vacant land. Institutional uses consist of Northside Christian Church and Duke Energy sub-station. The surrounding properties are zoned Community Facilities District (CFD), Agriculture (A), Residential Mobile (RM), Rental Mobile Home Park (RMRP), Rural Residential (R-1), General Commercial (C-2) and City of Fruitland Park Planned Unit Development (PUD).

# Attachment “H” – Project Narrative (2 of 3)

## Standards of Review

- A. *Whether the rezoning is in conflict with any applicable provisions of the Code.*  
The proposed rezoning is consistent with all applicable provisions of the code. The proposed Planned Commercial District (CP) is compatible in intensity to the surrounding land uses. The proposed commercial zoning is consistent with the future land use and complies with the commercial criteria of FLU Policy I-1.3.10.6. The site is within 1320' of the established US 27/441 commercial corridor pursuant to FLU Policy I-1.3.10.6
- B. *Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.*  
The proposed rezoning is consistent with all the elements of the comprehensive plan. The existing Urban Medium Density future land use allows for commercial uses per FLU Policy I-1.3.3, I-7.6.1 (Encouragement of Trip-Capturing Development). The request is consistent with Policies I-1.1.3 (directs growth to urban areas), IX-2.2.2 and IX-2.2.6 (Requires connection to central water when services are available, water – 300'), IX-3.1.5 and IX 3.2.4 (Requires connection to sewer when services are available, sewer – 1,000').
- C. *Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.*  
The proposed CP is consistent with the established land use pattern in the area. The proposed use is commercial and the intensity is consistent with the surrounding area.
- D. *Whether there have been changed conditions that justify a rezoning.*  
The surrounding area is a mixture of residential, institutional and commercial. Commercial uses in the area consist of Leisure Living, 7-Eleven, and vacant land. Institutional uses consist of Northside Christian Church and Duke Energy sub-station. Residential uses in the area consist of single family and manufactured homes (Sunset Village). Roadway improvements in the area consist of 4-laning of US Hwy. 27/441, and signalization of the intersection of Eagles Nest Road and US Hwy. 27/441. Additional residential and commercial development is approved within the City of Fruitland Park to the south of the site known as Logan PUD (alt key #'s 1285291, 1285178, 1284902, 1285020, 1285330, and 1699240). The interim use is sand and fill excavation.
- 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*



## Attachment “H” – Project Narrative (3 of 3)

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 development will not negatively impact public facilities. Eagles Nest Road is classified as a minor collector roadway with an adopted Level of Service (LOS) of D. The proposed rezoning will not impact schools, parks and recreation as it is commercial and not residential. Emergency medical facilities are within 6.5 miles from the site and is known as The Villages Regional Hospital. The closest Fire Station is Station 56 located at 506 W Berkman St. and provides Advanced Life Support services. Proposed development will secure the appropriate stormwater permits as required by St. Johns River Water Management District and Lake County. The CP is an infill project and sufficient capacity is available to serve the project.

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

The proposed CP will not significantly impact the natural environment. The subject site is not within the 100-year flood plain and contains no waterbodies or wetlands. Buffers, provision of central water and sewer, and stormwater management facilities will provide additional protection to the area.

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

The rezoning should not have a negative impact on property values.

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

As described above. The proposed CP is an infill project and is a logical extension of the existing development pattern.

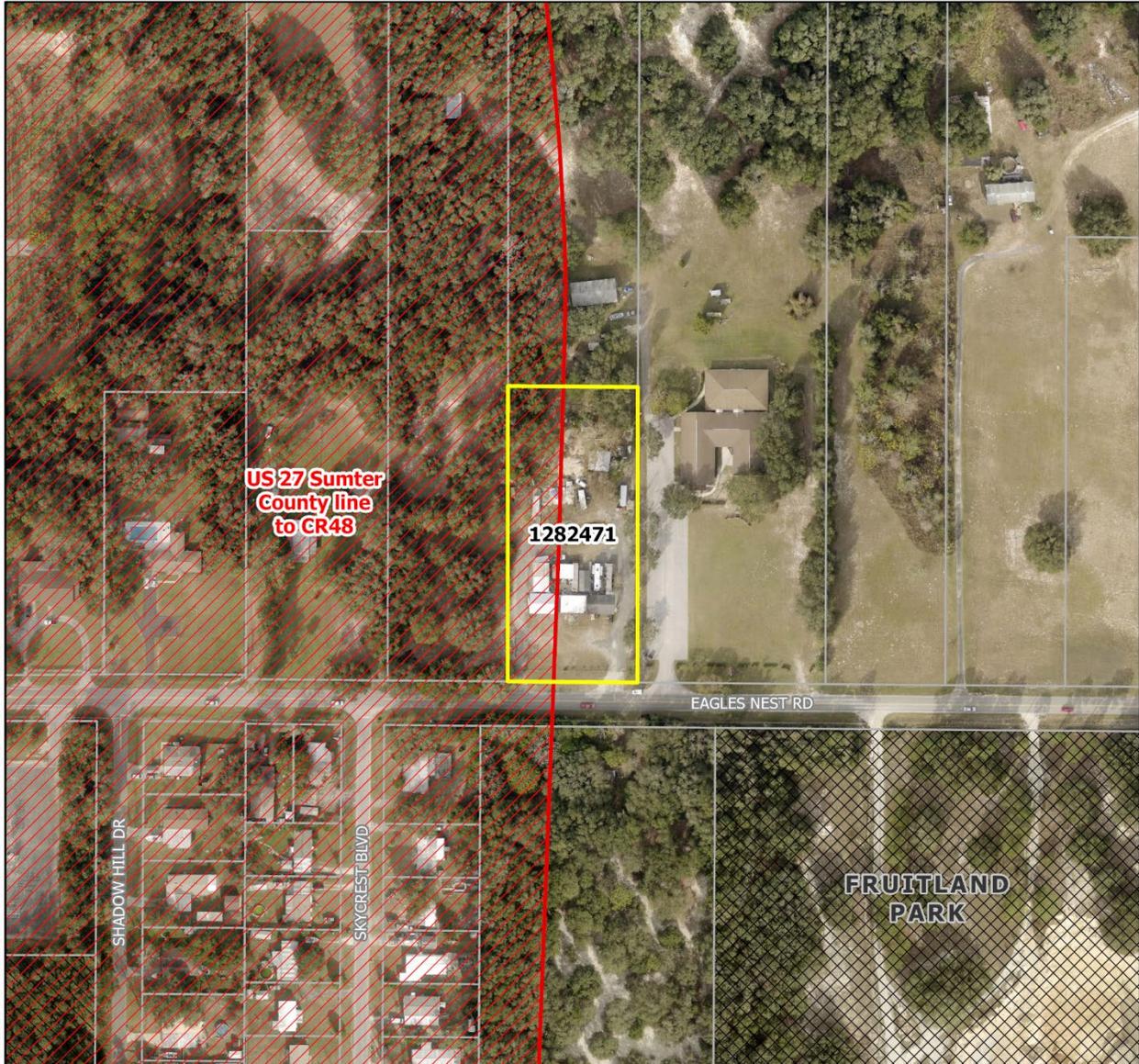
- I. *Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.*

This request is in the public interest. It provides neighborhood type commercial uses and provides for an opportunity for a reduction in vehicle miles traveled. The use is compatible with surrounding uses.



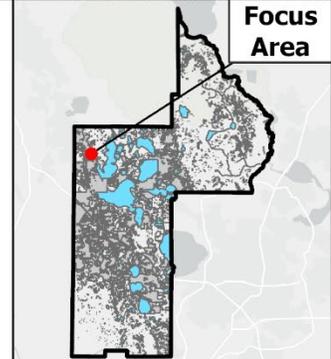
# Attachment "I" – Major Commercial Corridor Map

RZ-PZ2025-206  
Capurso Property



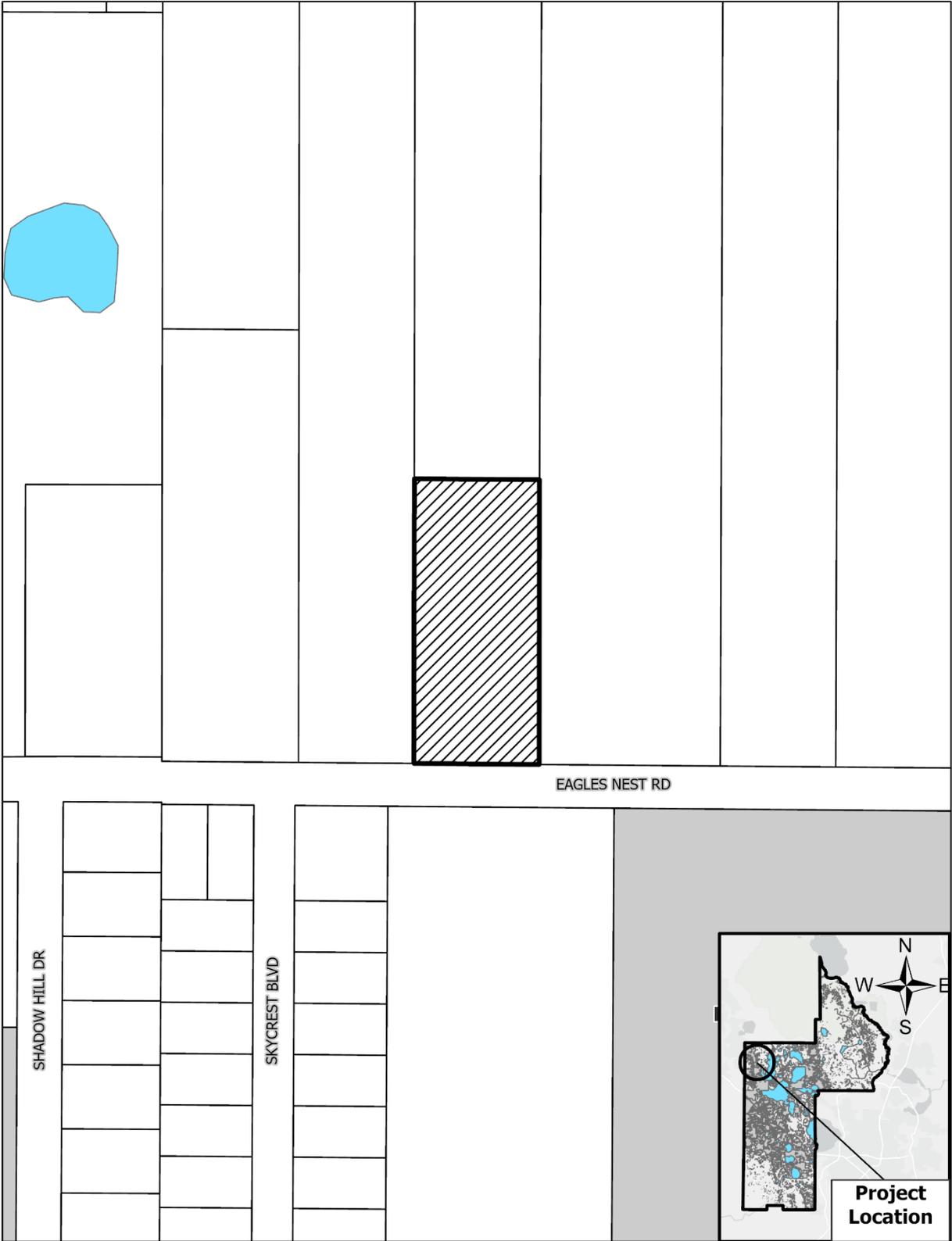
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Rezone from A to CP



11/18/2025

# Map of Subject Property



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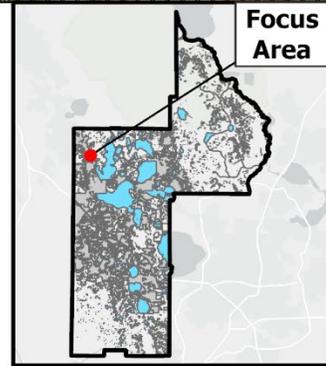
# Aerial Map of Subject Property

**RZ-PZ2025-206  
Capurso Property**



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Rezone from A to CP



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1           **A. Land Uses.**

- 2           1. Automotive Repair, specifically Golf Cart and Motor Vehicle  
3           Repair/Restoration and Maintenance.  
4           2. Vehicular Sales, specifically Golf Cart Retail and Motor Vehicle Retail.  
5           3. For the purposes of this Ordinance, a Motor Vehicle is defined passenger cars  
6           weighing between 2,500 lbs. to 4,400 lbs., and SUVs and trucks weighing  
7           5,000+ lbs., or less.  
8           4. Accessory Uses directly associated with the above uses may be approved by the  
9           County Manager or designee.  
10          5. Any other use of the site not specified above shall require approval of an  
11          amendment to this Ordinance by the Board of County Commissioners.

12           **B. Development Standards:**

- 13          1. Commercial Design Standards: Commercial design standards shall be  
14          adhered to consistent with the Land Development Regulations (LDR), as  
15          amended.  
16          2. Open Space, Impervious Surface Ratio and Building Height: Open space,  
17          impervious surface ratio, and building height shall be in accordance with  
18          the Comprehensive Plan and LDR, as amended.  
19          3. Setbacks: Setback shall be in accordance with the applicable provisions of  
20          the LDR, as amended. No vehicles, supplies, or equipment shall be  
21          permitted to be parked or stored within the right-of-way or required  
22          landscape buffers at any time.  
23          4. Landscaping, Buffering and Screening: Landscaping, buffering, and  
24          screening shall be in accordance with the Comprehensive Plan and LDR, as  
25          amended.  
26          5. Parking: Parking shall be in accordance with the applicable provisions of  
27          the LDR, as amended.  
28          6. Transportation/Access Management: All access management shall be in  
29          accordance with the Comprehensive Plan and LDR, as amended.  
30          7. Lighting: All development will adhere to the dark-sky principles set forth  
31          in Section 3.09.00, Land Development Regulations, as amended.  
32          8. Solid Waste, and Waste Oil/Chemical Disposal: The facility shall comply  
33          with the solid waste and hazardous waste disposal requirements of State  
34          Land Agencies, such as Environmental Protection Agency (EPA) and  
35          Department of Environmental Protection (DEP), as amended.

36           **C. Fire:** Compliance with Florida Fire Prevention Code and LDR's regarding adequate  
37           water supply and emergency access is required. The Florida Fire Prevention Code  
38           mandates specific fire protection features based on occupancy; these items will be  
39           addressed during the building permitting phase. (i.e., automatic sprinkler system  
40           and fire alarm).

41           **D. Utilities:** The subject property may continue to be serviced by the existing well and  
42           septic, until such time as the development renders a flow of at least 100,000 gallons

1 per day (GPD) or (1) the septic system reaches end of life and requires replacement  
2 and (2) central or public sewer service becomes available, in accordance with the  
3 Comprehensive Plan and LDR, as amended. If the existing septic system reaches  
4 end of life and requires replacement prior to central or public sewer service  
5 becoming available, the system shall be replaced with a DWTS or an enhanced  
6 system.

7 **E. Signage:** All signage must be in accordance with the LDR, as amended.

8 **F. Noise:** Compliance shall be in accordance with the LDR, as amended.

9 **G. Concurrency Management Requirements:** All development must comply with  
10 the Lake County Concurrency Management System, as amended.

11 **H. Development Review and Approval:** Prior to the issuance of any permits, the  
12 Owner shall be required to submit a site plan application generally consistent with  
13 **Exhibit “B” (Conceptual Plan)**, attached, for review and approval in accordance  
14 with the Comprehensive Plan and LDR, as amended.

15 **I. Future Amendments to Statutes, Codes, Plan, and/or Regulations:** The specific  
16 references in this Ordinance to the Florida Statutes, Florida Administrative Code,  
17 Lake County Comprehensive Plan, and Land Development Regulations (LDR)  
18 shall include any future amendments to the Statutes, Code, Plans, and/or  
19 Regulations.

20 **J. Environmental Requirements.** Environmental resources shall be protected in  
21 accordance with the Comprehensive Plan and LDR, as amended.

22 **K. Stormwater and Floodplain Management.** The stormwater management system  
23 shall be designed in accordance with all applicable Lake County and St. Johns River  
24 Water Management District (SJRWMD) requirements, as amended.

25 The Owner shall be responsible for any flood studies required for developing the  
26 site and comply with FEMA, Comprehensive Plan and Land Development  
27 Regulations, as amended. Any development within the floodplain as identified on  
28 the FEMA maps will require compensating storage.

29 **L. Mass Grading for Site Development.** All grading for site development shall be in  
30 accordance with the Comprehensive Plan and LDR, as amended.

31 **Section 2. Conditions.**

32 **A.** After establishment of the facilities as provided herein, the property shall only be  
33 used for the purposes named in this ordinance. Any other proposed use must be  
34 specifically authorized by the Board of County Commissioners.

35 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,  
36 improve, move, convert, or demolish any building structure, or alter the land in any  
37 manner within the boundaries of the above-described land without first obtaining  
38 the necessary approvals, including site plan approval, in accordance with the Lake  
39 County Code, as amended, and obtaining the permits required from the other  
40 appropriate governmental agencies.

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

5 D. Construction and operation of the proposed use shall always comply with the  
6 regulations of this and other governmental permitting agencies.

7 E. 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 aware of the conditions established by this Ordinance  
10 and agrees to be bound by these conditions. The purchaser or lessee may request a  
11 change from the existing plans and conditions by following procedures contained  
12 in the LDR, as amended.

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

16 **Section 3. No Estoppel:** Approval of this ordinance cannot be relied upon to assert a claim of  
17 estoppel against the County if the property identified herein cannot be developed due to  
18 the inability to meet other requirements under the applicable Land Development  
19 Regulations. The Owner is solely responsible for performing any necessary due  
20 diligence to ensure the property will appropriately support future development.

21 **Section 4. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be  
22 invalid or unconstitutional by any court of competent jurisdiction, the holding will in no  
23 way affect the validity of the remaining portions of this Ordinance.

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

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38 *REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK*  
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1 **Section 6. Effective Date.** This Ordinance shall become effective upon recordation in the public  
2 records of Lake County, Florida. The Applicant shall be responsible for all recording  
3 fees.

4 **ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

5  
6 **FILED** with the Secretary of State \_\_\_\_\_, 2026.

7  
8 **EFFECTIVE** \_\_\_\_\_, 2026.  
9

10  
11 **BOARD OF COUNTY COMMISSIONERS**  
12 **LAKE COUNTY, FLORIDA**

13  
14  
15  
16 \_\_\_\_\_  
17 **LESLIE CAMPIONE, CHAIRMAN**

18 **ATTEST:**

19  
20  
21 \_\_\_\_\_  
22 **GARY J. COONEY, CLERK OF THE**  
23 **BOARD OF COUNTY COMMISSIONERS**  
24 **LAKE COUNTY, FLORIDA**

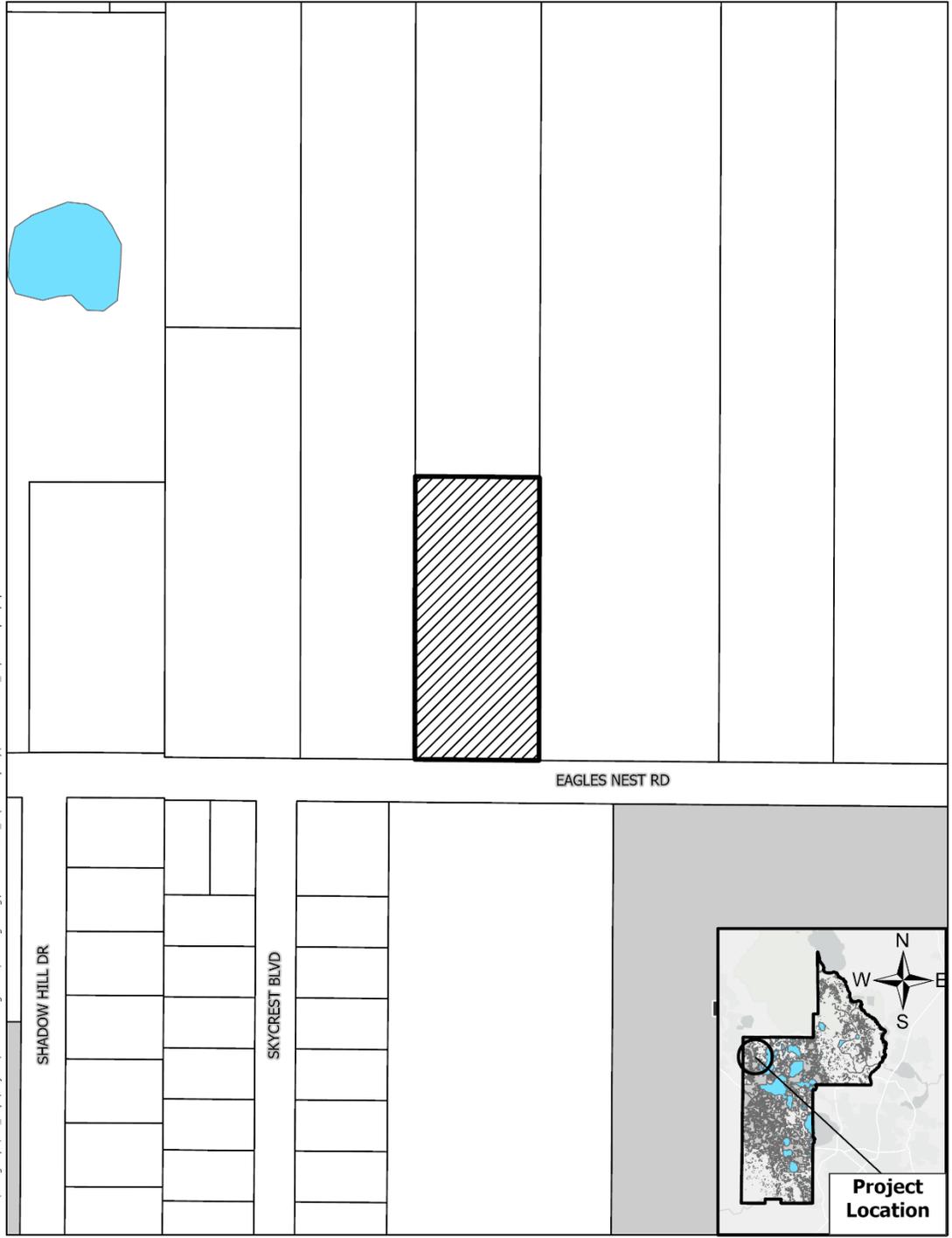
25  
26 **APPROVED AS TO FORM AND LEGALITY:**

27  
28 \_\_\_\_\_  
29 **MELANIE MARSH, COUNTY ATTORNEY**  
30

**EXHIBIT "A" – LEGAL DESCRIPTION.**

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The Southwest 1/4 of the Southwest 1/4 of Section 27, Township 18 South, Range 24 East, Lake County, Florida; LESS the West 369 feet, Also LESS the East 772 feet and LESS the North 880 feet; also LESS Right of Way for Eagles Nest road.



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**EXHIBIT "B" – CONCEPTUAL PLAN.**

