



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): April 1, 2026
Board of County Commissioners (BCC): May 5, 2026

Case No. and Project Name: PZ2025-110, Sandberg Property

Commissioner District: District 4 – Commissioner Leslie Campione

Applicant(s): Gary Sandberg

Owner(s): Gary Sandberg

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category (FLUC) on approximately 1 +/- acres from Urban High and Regional Commercial to Urban High, a small-scale Future Land Use amendment.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 1 +/- acres

Location: 3793 Codding Place in the unincorporated Mount Dora area

Alternate Key No.: 3870245

Future Land Use: Urban High and Regional Commercial (Attachment “A”)

Current Zoning District: Rural Residential (R-1) and Neighborhood Commercial (C-1) (Attachment “B”)

JPA/ISBA: Mount Dora Joint Planning Area

Overlay/Rural Protection Area: Wekiva Study Area

Flood Zone(s): NA

(BMAP) Location: Ocklawaha and Middle St. John

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban High	Neighborhood Commercial (C-1)	Residential	Single-Family Lake Frontage
South	City of Mount Dora	City of Mount Dora	Vacant Land	Vacant Residential
East	Urban High and Regional Commercial	Rural Residential (R-1)	Single Family Residential	Single-Family Lake Frontage
West	Urban High	Neighborhood Commercial (C-1)	Storage	Vacant Commercial

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 3870245 and contains approximately 1+/- acre. The Applicant seeks approval of an amendment to remove the Regional Commercial Future Land Use on the subject 1 +/- acres, identified by Alternate Key Number 3870245, located at 3793 Coddling Place, Mount Dora. The subject parcel is zoned as Neighborhood Commercial (C-1) and Rural Residential (R-1) and is designated with both an Urban High and Regional Commercial Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Wekiva Study Area. The subject parcel is developed with a single-family residential home. (Attachment “C”).

The Applicant is requesting to change the Future Land Use category from Regional Commercial and Urban High to only the Urban High Future Land Use on the subject property. The use on the property is currently residential and dual zoned Rural Residential (R-1) and Neighborhood Commercial (C-1). The Applicant has also provided a companion request for a rezoning to Rural Residential (R-1) for the entire parcel.

The Applicant is not proposing any changes or developments to the property at this time. An existing single family residential home is located on the property.

Table 1. Existing and Proposed Development Standards.

	Future Land Use Category	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Urban High and Regional Commercial	Min. 4 du/1 net acre Max. 12 du/1 net acre OR 3.0 FAR	NA	80%-75%	10%-15%	50 ft for residential and 75 for non-residential
Proposed	Urban High	NA	No Changes proposed	No Change	No Change	No Change

The subject property is located within the Wekiva Study Area.

The subject property is located within the Mount Dora Joint Planning Area (JPA) and the application was provided to the City of Mount Dora to review for a determination of consistency with their regulations. The City of Mount Dora did not provide any comments.

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

Standards for Review (LDR Section 14.02.03)

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

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The proposed amendment aligns with the Policy I-1.2.2 entitled *Consistency between Future Land Use and Zoning*. The property is currently dual zoned with two Future Land Use Categories, and the current use is residential. To align the use with the zoning and Future Land use an amendment is required. The proposed amendment is consistent with the Future Land Use Element.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrently with development. The Applicant is not proposing further development at this time; therefore, the proposed amendment does not create additional demand for capital facilities. By aligning the future land use with the existing residential development, the amendment minimizes impacts on adopted levels of service. The proposed amendment is consistent with the Capital Improvements Element.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management, and use of the County’s natural resources. The proposed amendment reduces potential environmental impacts by limiting future development intensity and reinforcing conservation objectives within rural areas. The proposed amendment is consistent with the Conservation Element.

The **Economic Element** seeks to strengthen the County’s position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. Policy IV-1.4.1 of the Lake County Comprehensive Plan, entitled *Guiding Principles*, supports the removal of the Regional Commercial Future Land Use designation as it promotes land use patterns that are environmentally sound and compatible with existing development. The Urban High Future land use that exists on the property is compatible with the existing development (existing single family). The proposed amendment is consistent with the Economic Element.

The **Housing Element** is intended to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County’s commitment to meet the identified needs of all its residents. Policy V-1.2.1, entitled *Promote Maintenance of Housing*, clearly expresses the County’s intent to preserve existing housing units to ensure the continued viability of existing housing stock. The subject property contains an existing single-family residence. Removing the Regional Commercial designation protects the continued residential use of the property.

Objective V-1.3 entitled *Affordable Housing*, applies to this request as well. Although affordability is not directly at issue, the objective supports the availability and diversity of residential land use categories, stating the Future Land Use Map shall include a range of residential land use categories to accommodate varying housing needs and neighborhood characteristics. Retaining residential land use supports a diverse housing environment. Also, aligning the FLUM with the existing use supports realistic housing patterns

with the adjacent properties being residential use as well.

The proposed amendment is consistent with the Housing Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The proposal was routed to the City of Mount Dora, and no objection was made to the requested Future Land Use amendment. The proposed amendment is consistent with the Intergovernmental Coordination Element.

The **Parks and Recreation Element** is intended to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The proposal is consistent with the Park and Recreation element because it does not increase demand for recreational facilities, supports rural land use patterns and avoids unnecessary strain on park resources. The proposed amendment is consistent with the Parks and Recreation Element.

The **Transportation Element** is intended to emphasize the more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenities. The proposed amendment is consistent with the Transportation Element by reducing the potential for traffic generation development and supporting Objective VIII-1.1. entitled *Level of Service Standards* by helping maintain adopted roadway level of service standards. By reducing potential development intensity, with the current existing development, the amendment supports Goals VIII-1, entitled *Transportation*, by promoting the efficient use of existing transportation network. The proposed amendment is consistent with the Transportation Element.

The **Public Facilities Element** is intended to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refer to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The proposed amendment does not contain additional development therefore it does not create an additional demand for public facilities. The proposed amendment is consistent with the Public Facilities Element.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The Applicant seeks Future Land Use amendment approval from Urban High and Regional Commercial to only Urban High. The proposed amendment is consistent, as the requested Future Land Use of Urban High would allow the requested Rural Residential (R-1) zoning per Table 3.00.03 entitled *Land Use-Zoning District Matrix*. Furthermore, the current Future Land Use of Regional Commercial would not allow the current zoning of Rural Residential (R-1). The proposed amendment would correct the current inconsistency.

The existing use on the property of a residential single-family dwelling unit is an allowed use per Section 3.01.03 entitled *Schedule of Permitted and Conditional Uses* of the Lake County Land Development Regulations (LDR).

Although the Applicant is not proposing any new development at this time any new development will be required to meet all criteria specified in the LDR, as amended.

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

The Applicant is not proposing a change to the existing residential use, only to amend the Future Land Use Category to match the existing use.

D. Whether there have been changed conditions that justify an amendment.

Conditions have not changed but the Applicant is requesting that the Future Land Use amendment be approved to be consistent with the current use on the property of single-family.

E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, 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 existing single-family home is serviced by City of Mount Dora water and private septic.

Schools

Lake County Schools reviewed the application and determined if any new residential dwelling unit were to be constructed it would be subject to school concurrency.

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.

Public Safety

Lake County Fire Station #27 is located 3.51 miles from the subject property at 19212 SR 44. In addition, Mt. Dora Fire Station #35 is located 1.2 miles from the subject property, located on CR 19. Protection supply and emergency access will be addressed during the site plan review process, should the Future Land Use amendment be approved by the Board.

Transportation Concurrency

The Lake County Transportation Department has no comment or objection to the proposal, due to this proposal not generating any additional trips.

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

An environmental assessment will be submitted if any future development occurs on the parcel 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 amendment would affect the property values in the area.

In the Project Narrative (Attachment "D"), the Applicant provided that the proposed amendment to the Future Land Use Category should not affect property values in the area.

H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed amendment exhibits an orderly and logical development program by aligning the Future Land Use designation with the existing residential development pattern on the subject property and some surrounding area. The property is currently developed with a single-family residence, and the proposed residential land use designation reflects the established use of the site rather than introducing new or speculative development potential.

I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

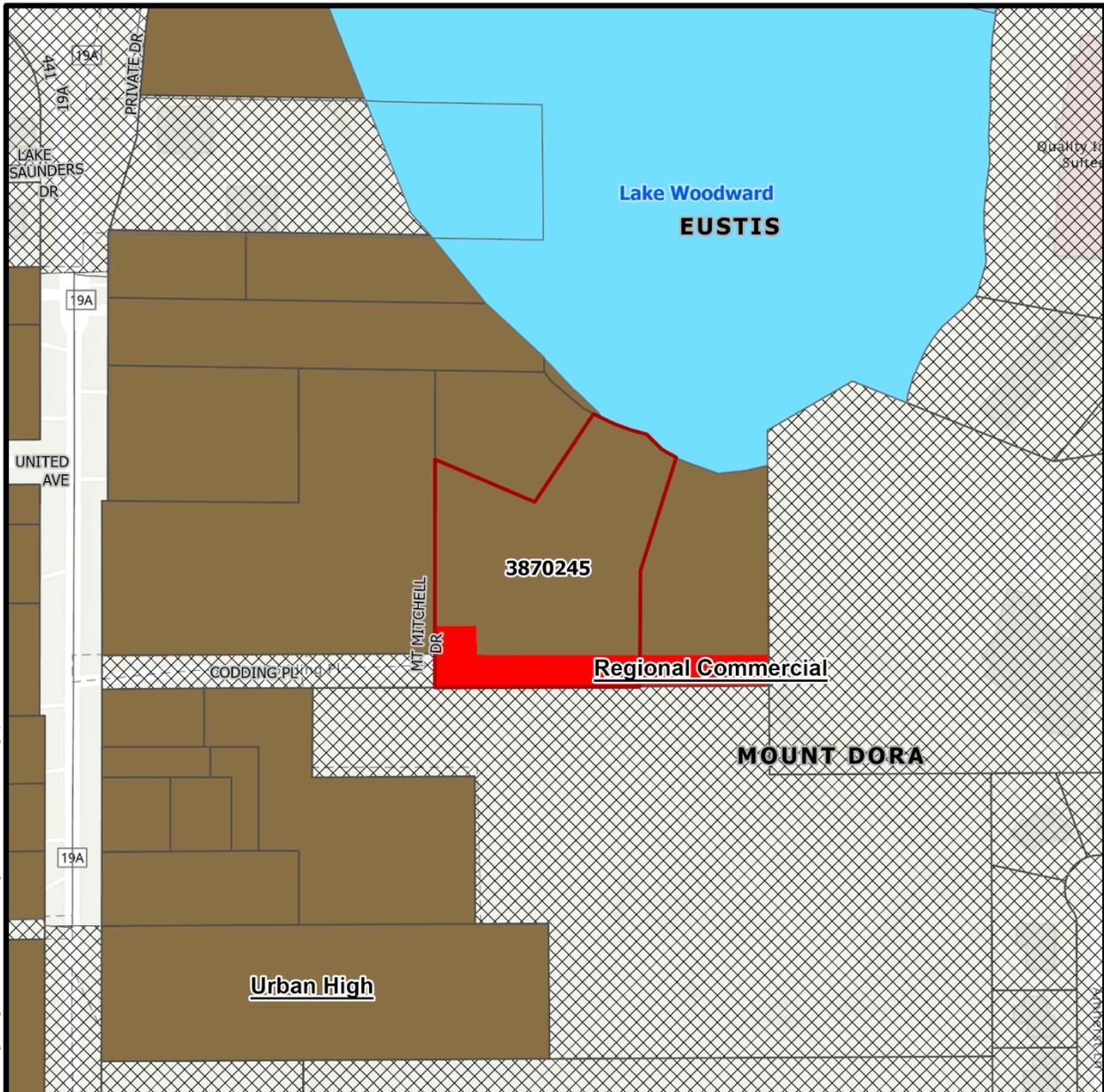
The proposed Future Land Use application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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.

The proposed Comprehensive Plan Amendment application was submitted concurrent with a site-specific proposed rezoning to Rural Residential (R-1) being presented under a separate cover.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



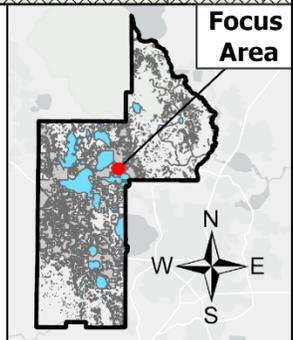
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg.aprx
11/5/2025

FLU

Urban high Regional Commercial

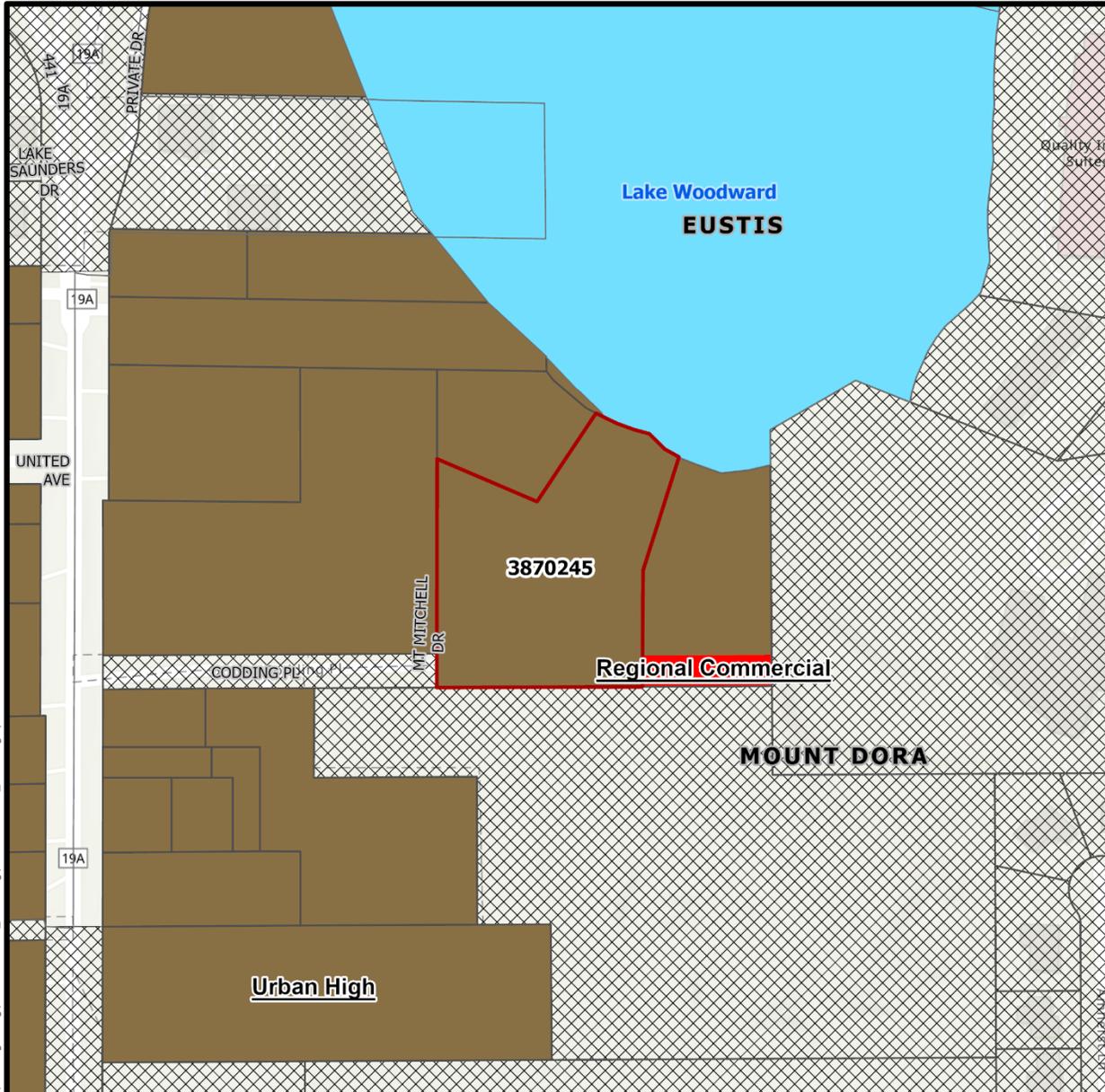
NAME: SANDBERG PROPERTY
CASE NUMBER: RZ-PZ2025-110
LOCATION (S-T-R): 23-19-26
REQUEST: ONLY HAVE ONE ZONING DESIGNATION-R1

DISTRICT: 4



Attachment "B" – Proposed Future Land Use Map

PROPOSED FUTURE LAND USE



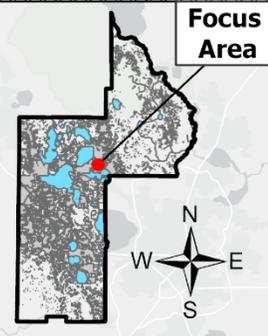
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg.aprx
1/13/2026

FLU

- Urban high
- Regional Commercial

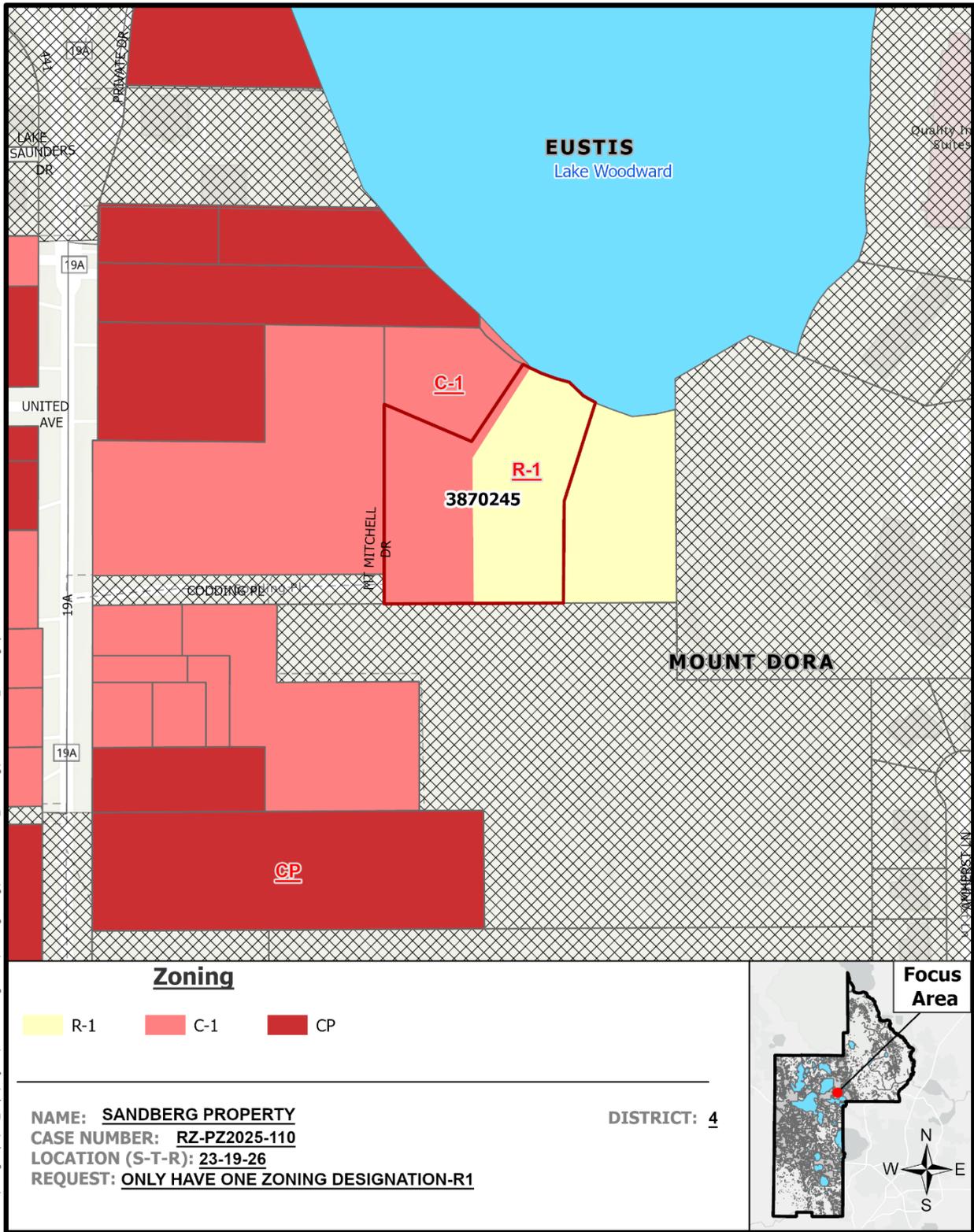
NAME: SANDBERG PROPERTY
CASE NUMBER: RZ-PZ2025-110
LOCATION (S-T-R): 23-19-26
REQUEST: ONLY HAVE ONE ZONING DESIGNATION-R1

DISTRICT: 4



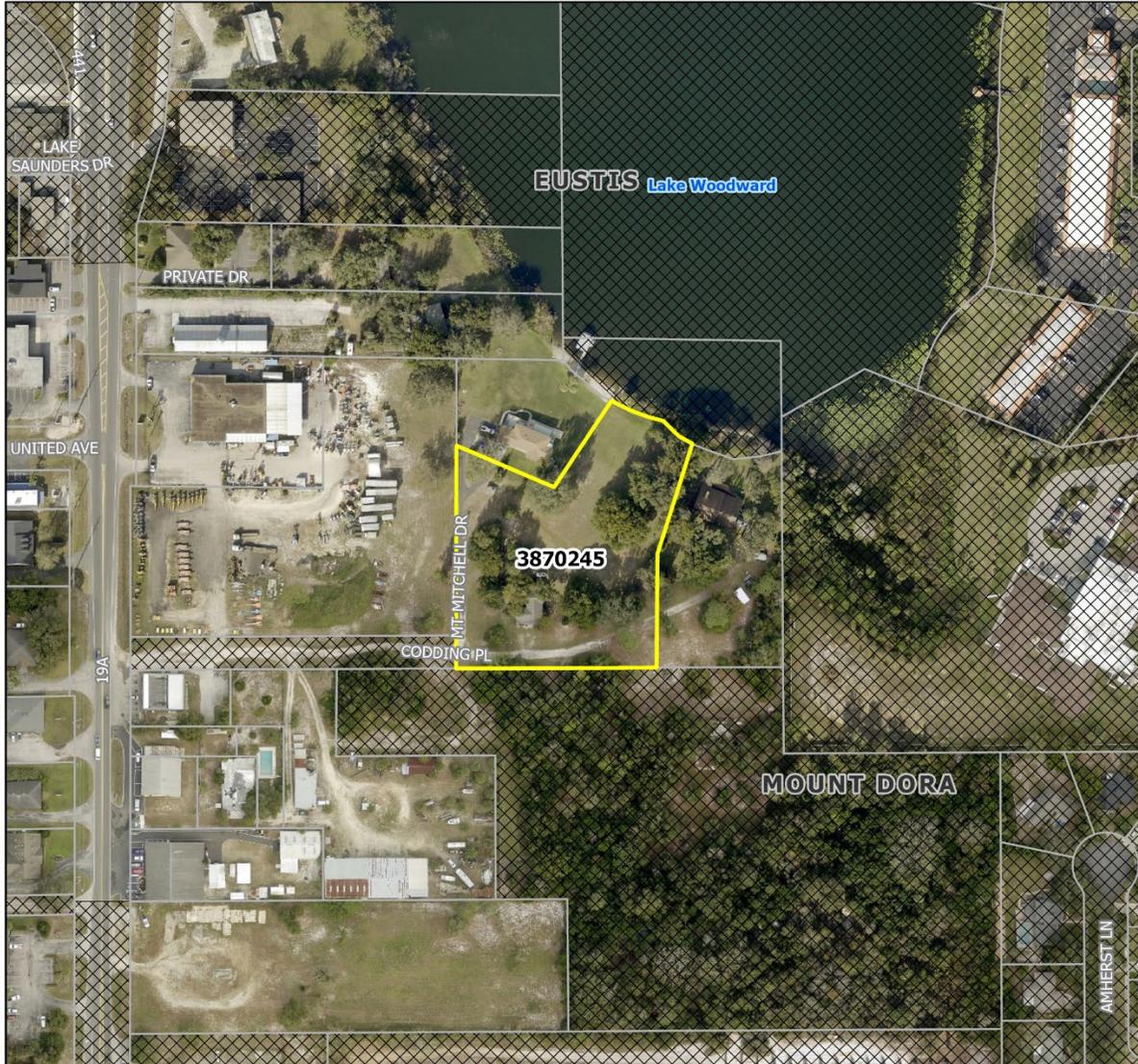
Attachment "C" – Zoning Map

CURRENT ZONING



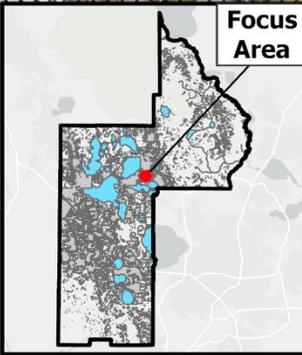
Attachment "D" – Overlay District Map

RZ-PZ2025-110 Sandberg Property



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-110_Sandberg.aprx

Only have one zoning designation-R1



11/5/2025

Attachment "E" – Justification Narrative (Page 1 of 2)



Office of Planning and Zoning

Project Narrative Comprehensive Plan Amendment

In compliance with LDR Section 14.02.03, please answer the following questions:

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

Yes.

2. Whether the proposed amendment conflicts with any applicable provisions of these regulations.

None.

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

No.

4. Whether there have been changed conditions that justify an amendment.

No changes. The subject lot has both RI and CI designations due to error by Lake County Planning and Zoning years ago. I am trying to fix this error.

5. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.

None.

Attachment “E” –Justificative Narrative (Page 2 of 2)

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

None.

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

None.

8. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

None.

9. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

Yes.

10. Any other matters that may be deemed appropriate by the Local Planning Agency or the Board of County Commissioners, in review and consideration of the proposed amendment.

None.

1 exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been
2 included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
3 person, groups of persons, property, kind of property, circumstances or set of circumstances, such
4 holding shall not affect the applicability thereof to any other person, property or circumstances.

5 **Section 4. No Estoppel.** Approval of this Ordinance cannot be relied upon to assert a
6 claim of estoppel against the County if the property identified herein cannot be developed due to
7 the inability to meet other requirements under the applicable provisions of the Lake County
8 Comprehensive Plan or Land Development Regulations. The Owner is solely responsible for
9 performing any necessary due diligence to ensure the property will appropriately support future
10 development.

11 **Section 5. Effective Date.** The effective date of this plan amendment, if the
12 amendment is not timely challenged, shall be 31 days after the state land planning agency notifies
13 the local government that the plan amendment package is complete. If timely challenged, this
14 amendment shall become effective on the date the state land planning agency or the Administration
15 Commission enters a final order determining this adopted amendment to be in compliance. No
16 development orders, development permits, or land uses dependent on this amendment may be
17 issued or commence before it has become effective. If a final order of noncompliance is issued by
18 the Administration Commission, this amendment may nevertheless be made effective by adoption
19 of a resolution affirming its effective status, a copy of which resolution shall be sent to the state
20 land planning agency.

21
22 **ENACTED this ____ day of _____, 2026.**

23
24 **FILED with the Secretary of State _____, 2026.**

25
26 **BOARD OF COUNTY COMMISSIONERS**
27 **LAKE COUNTY, FLORIDA**

28
29
30
31 **_____
Leslie Campione, Chairman**

32 **ATTEST:**

33
34
35
36 **_____
Gary J. Cooney, Clerk**
37 **Board of County Commissioners of**
38 **Lake County, Florida**

39
40
41 **Approved as to form and legality:**

42
43
44
45 **_____
Melanie Marsh, County Attorney**

EXHIBIT "A" – LEGAL DESCRIPTION.

1 **COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF**
2 **SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH**
3 **00°14'06" EAST FOR 130.76 FEET, RUN THENCE NORTH 89°40'18" WEST FOR 190.64 FEET TO THE**
4 **POINT OF BEGINNING, RUN THENCE NORTH 00°24.25" EAST FOR 171.78 FEET, THENCE RUN NORTH**
5 **17°33'31" EAST FOR 350.64 FEET PASSING A CONCRETE MONUMENT AT 204.23 FEET, MORE OR**
6 **LESS, TO A POINT ON THE WATERS EDGE OF LAKE WOODWARD, SAID POINT BEING DESIGNATED**
7 **AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN NORTH 89°40'18" WEST FOR 303.79**
8 **FEET, THENCE RUN NORTH 00°44'37" EAST FOR 340.97 FEET, THENCE RUN SOUTH 67°15'10" EAST**
9 **FOR 160.82 FEET, THENCE RUN NORTH 33°21'18" EAST FOR 181.90 FEET PASSING AN IRON PIN AT**
10 **145,00 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF SAID LAKE WOODWARD, THENCE**
11 **RUN SOUTHEASTERLY ALONG SAID WATERS TO DESIGNATED POINT "A".**
12

