



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

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: Rezone approximately 1 +/- acres from Neighborhood Commercial (C-1) and Rural Residential (R-1) to Rural Residential (R-1).

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 Coddling Place in the unincorporated Mount Dora area

Alternate Key No.: 3870245

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

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

Proposed Zoning District: Rural Residential (R-1) (Attachment “C”)

JPA/ISBA: Mount Dora Joint Planning Area

Overlay/Rural Protection Area: Wekiva Study Area (Attachment “D”)

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 a rezoning of the subject property, identified by Alternate Key 3870245, located at 3793 Coddling Place. The subject parcel is zoned as Rural Residential (R-1) and Neighborhood Commercial (C-1); is designated with an Urban High and Regional Commercial Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within Wekiva Study Area. The subject parcel is developed with a single-family dwelling unit. (Attachment “C”).

The Applicant is requesting to rezone the property from Neighborhood Commercial (C-1) and Rural Residential (R-1) to Rural Residential (R-1), removing the Neighborhood Commercial (C-1) zoning on the property. There is a companion application for a Future Land Use amendment.

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	Rural Residential (R-1) and Neighborhood Commercial (C-1)	1 du / net acre	N/A	.30 OR .70	10%-15%	40
Proposed	Rural Residential (R-1)	No change	No change	No change	No change	No change

The subject property is located within the Wekiva Study Area, and the request is consistent with all Wekiva Study Area Regulations set forth in the Lake County Comprehensive Plan Objective I-3.4, entitled *Wekiva Study Area*. The proposal does not request any new development.

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

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

– 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 Applicant seeks to rezone from Neighborhood Commercial (C-1) and Rural Residential (R-1) to only Rural Residential (R-1). The proposed rezoning is consistent with Table 3.00.03, entitled *Land Use-Zoning District Matrix*, that allows Rural Residential (R-1) zoning within the Urban High Density Future Land Use Category.

Any 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 Applicant seeks to rezone from Rural Residential (R-1) and Neighborhood Commercial (C-1) to only Rural Residential (R-1). The proposed use is consistent with 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 zoning and Future Land Use, an amendment is required.

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 amendment aligns with the current single-family use that exists on the property. Furthermore, the existing single-family use is inconsistent with the current zoning of Neighborhood Commercial (C-1). Pursuant to LDR 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, single family dwelling units are only allowed in this C-1 if they have site plan approval when used in conjunction with a business.

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

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

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 existing single-family dwelling unit on the property is serviced by City of Mount Dora water and private septic.

Schools

Lake County Schools reviewed the application and determined any new residential dwelling unit would be subject to school concurrency. The Applicant is not proposing any new development.

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 #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. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning be approved by the Board.

Transportation Concurrency

The Lake County Transportation Department has made no comment as this proposal does not generate any additional trips.

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 if any future development occurs on the subject property 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).

The Applicant is not proposing any new development.

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

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

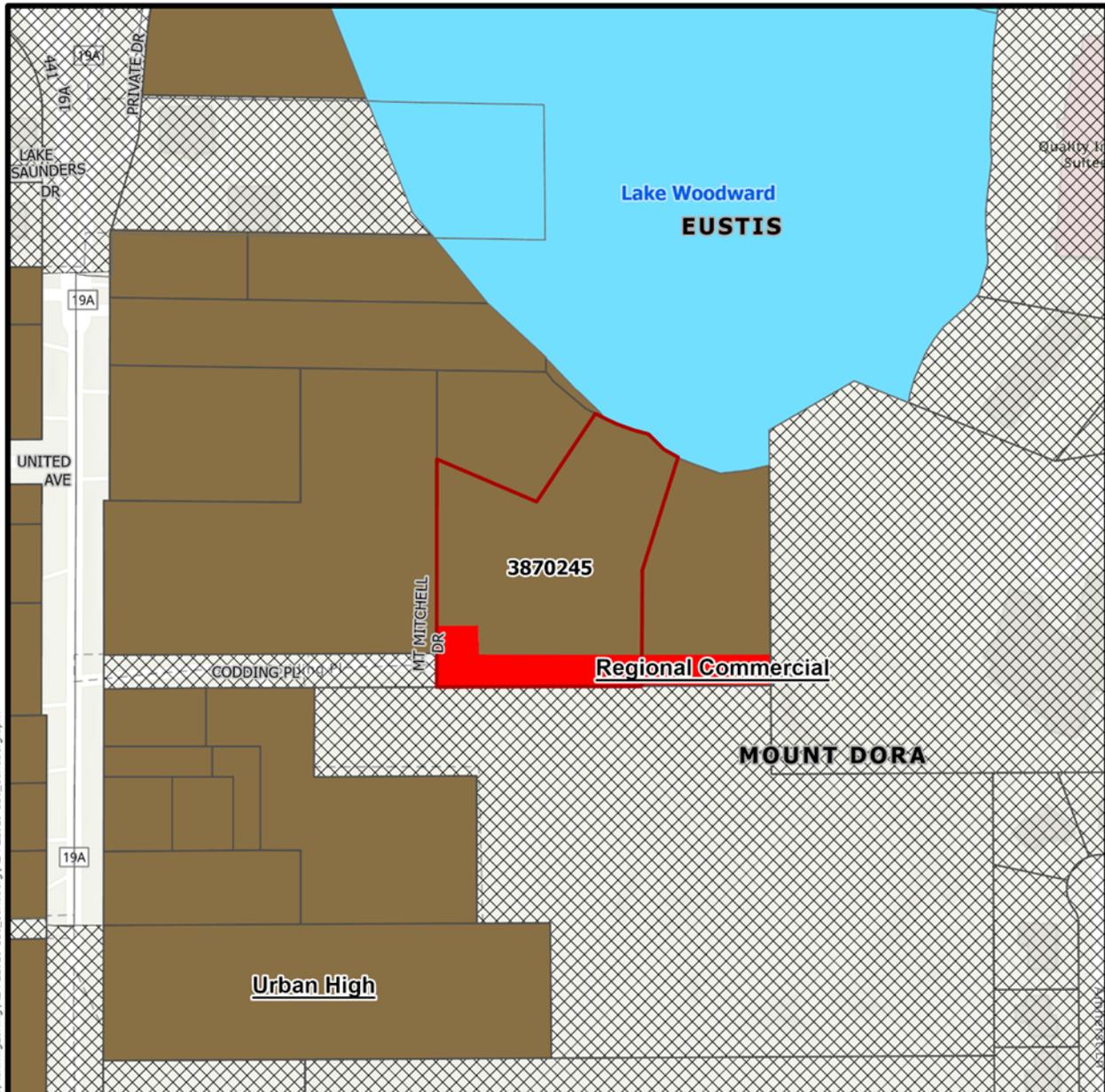
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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.

A Future Land Use amendment was submitted under separate cover.

Attachment "A" – Future Land Use Map

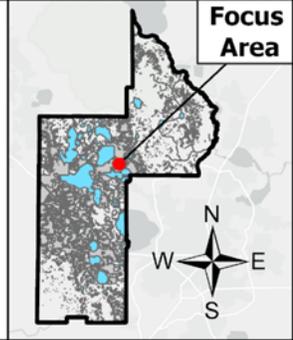
CURRENT FUTURE LAND USE



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

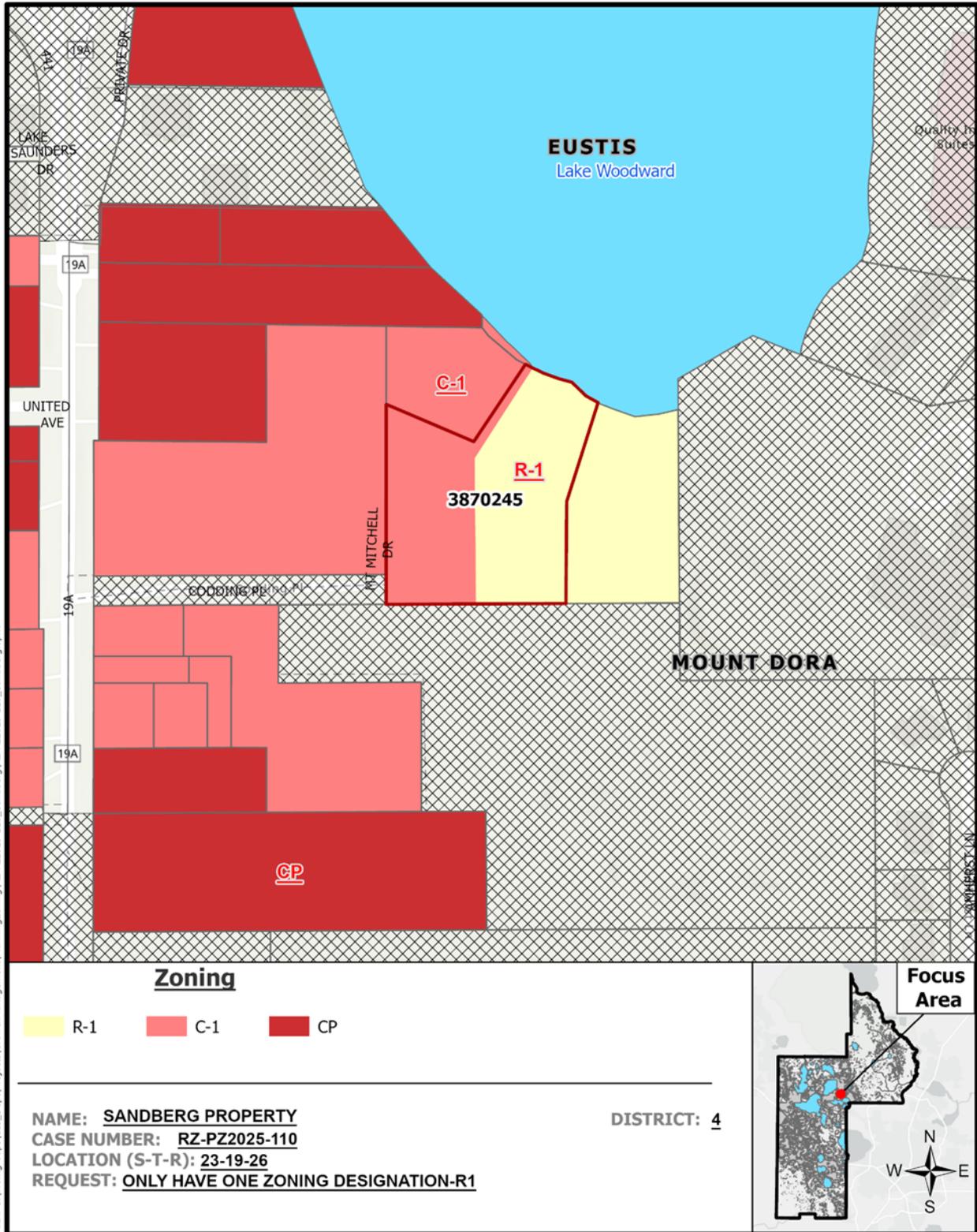
DISTRICT: 4



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11/5/2025

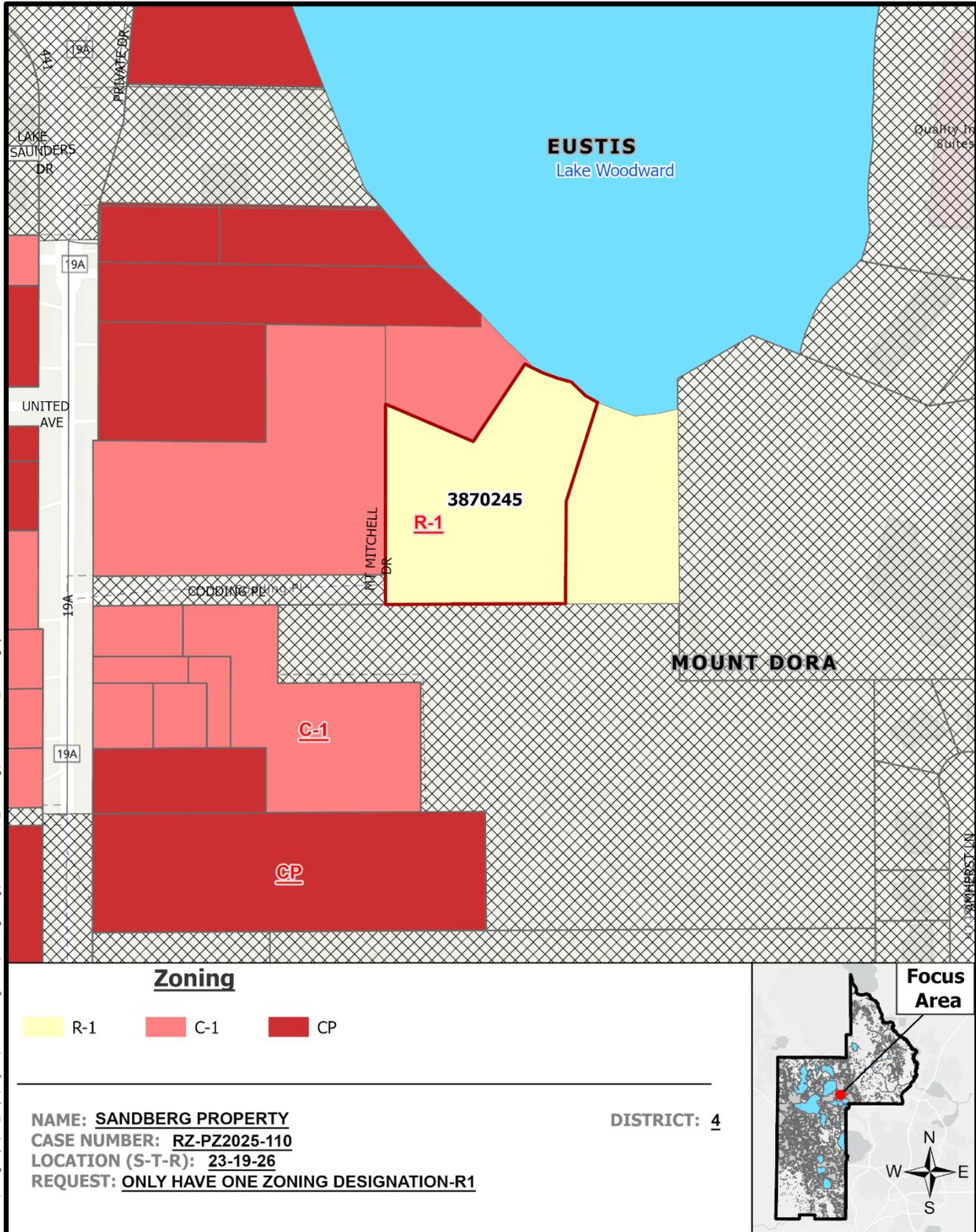
Attachment "B" – Zoning District Map

CURRENT ZONING



Attachment "C" – Proposed Zoning District Map

PROPOSED ZONING



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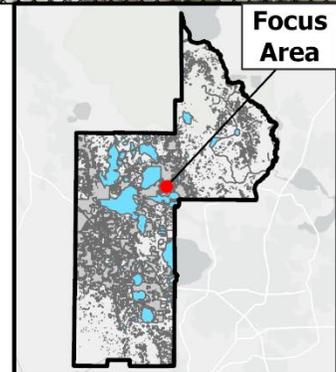
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Attachment "D" – Overlay Map

RZ-PZ2025-110 Sandberg Property



Only have one zoning designation-R1



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11/5/2025

Attachment “E” – Project Narrative



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.
None.

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

3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
No

4. Whether there have been changed conditions that justify a rezoning
None

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.
None

Attachment “E” – Project Narrative

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

None

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

No

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

No

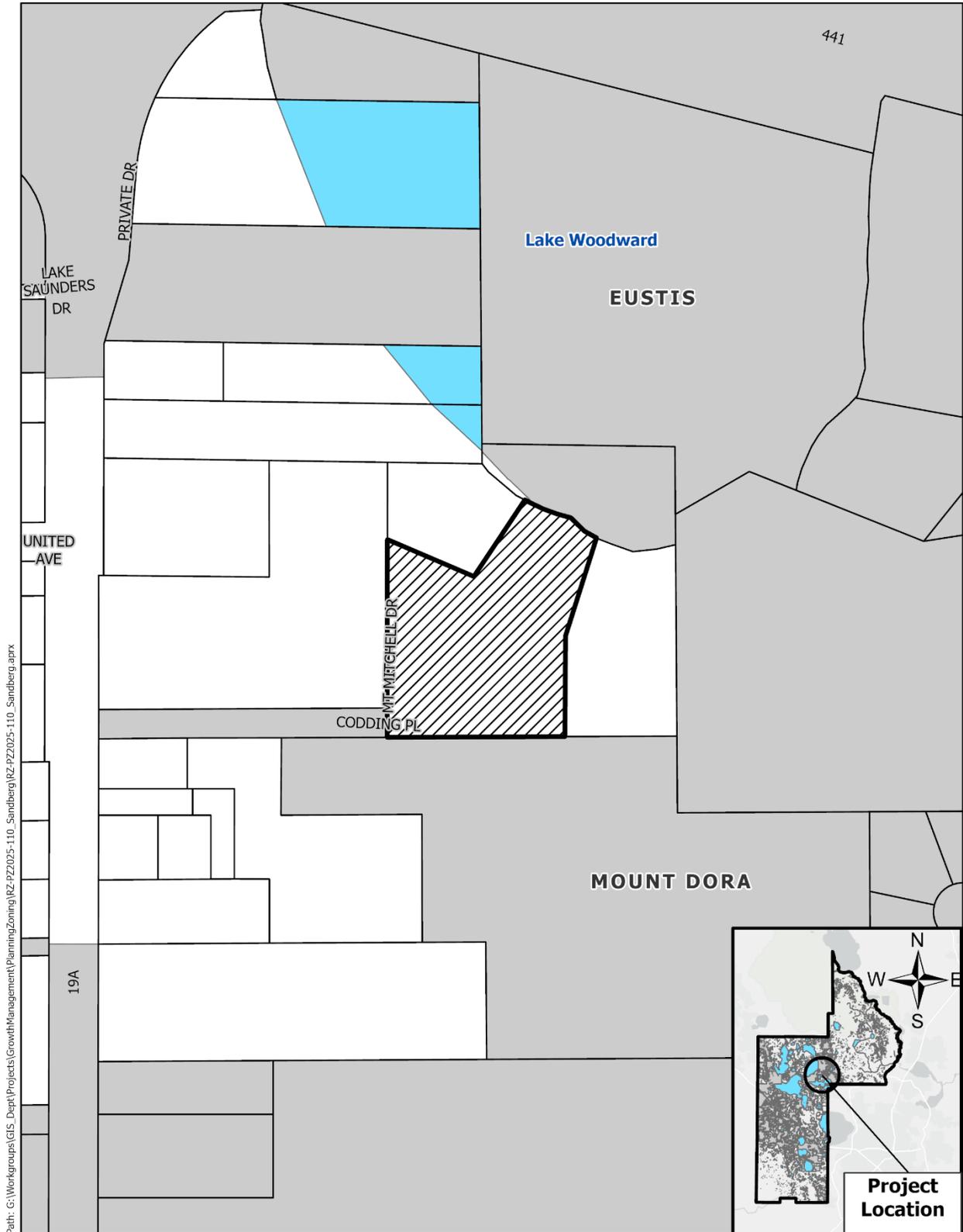
9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

None

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.

None

Map of Subject Property



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11/5/2025

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

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

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

12 **Section 6. Effective Date.** This Ordinance shall become effective upon recordation in the
13 public records of Lake County, Florida. The Applicant shall be responsible for all
14 recording fees.

15 **ENACTED** this _____ day of _____, 2026.

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17 **FILED** with the Secretary of State _____, 2026.

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19 **EFFECTIVE** _____, 2026.

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**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.

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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 SECTION 23, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 00°14'06" EAST FOR 130.76 FEET, RUN THENCE NORTH 89°40'18" WEST FOR 190.64 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 00°24.25" EAST FOR 171.78 FEET, THENCE RUN NORTH 17°33'31" EAST FOR 350.64 FEET PASSING A CONCRETE MONUMENT AT 204.23 FEET, MORE OR LESS, TO A POINT ON THE WATERS EDGE OF LAKE WOODWARD, SAID POINT BEING DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN NORTH 89°40'18" WEST FOR 303.79 FEET, THENCE RUN NORTH 00°44'37" EAST FOR 340.97 FEET, THENCE RUN SOUTH 67°15'10" EAST FOR 160.82 FEET, THENCE RUN NORTH 33°21'18" EAST FOR 181.90 FEET PASSING AN IRON PIN AT 145.00 FEET, MORE OR LESS, TO A POINT ON THE WATERS OF SAID LAKE WOODWARD, THENCE RUN SOUTHEASTERLY ALONG SAID WATERS TO DESIGNATED POINT "A".

