



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 7

Public Hearings: Planning & Zoning Board (PZB): June 3, 2026
Board of County Commissioners (BCC): July 14, 2026

Case No. and Project Name: PZ2026-02, Clark and Diaz Property

Commissioner District: District 4 – Commissioner Leslie Campione

Applicant(s): Jean A. Clark

Owner(s): Jean A. Clark and Mario Diaz

Requested Action: Rezone approximately .74 +/- acres from Neighborhood Commercial District (C-1) and to Rural Residential District (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: 0.74 +/- acres

Location: 2475 Mount Mitchell Drive, in the unincorporated Mt. Dora area

Alternate Key No.: 1240395

Future Land Use Category: Urban High Density (Attachment “A”)

Current Zoning District: Neighborhood Commercial (C-1) District (Attachment “B”)

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

JPA/ISBA: Mount Dora Joint Planning Area

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

Flood Zone(s): ”AE” and “X”

BMAP Location: Ocklawaha and Middle St. John

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban High Density	Planned Commercial (CP)	Commercial and Body of Water	Recovery Solutions Medical Building and Lake Woodward
South	Urban High Density and Regional Commercial	Neighborhood Commercial (C-1) and Rural Residential (R-1)	Residential	Single-Family Residential
East	Urban High Density and Regional Commercial	Rural Residential (R-1)	Commercial and Body of Water	Quality Inn Hotel and Lake Woodward
West	Urban High Density	Neighborhood Commercial (C-1)	Commercial	Grand Rental Station Machinery Equipment Storage Area

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1240395 and contains approximately 0.74+/- acre. The subject parcel is zoned as Neighborhood Commercial (C-1) District; is designated with an Urban High Density 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 GIS maps indicate that the parcel is located within the “AE” and “X” flood zones; backs-up to Lake Woodward, and that wetlands exist on the subject parcel.

Land Development Regulations (LDR) Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses* Note 2, states that residences are permitted within the C-1 District with site plan approval when used in conjunction with business. The Applicant is requesting to rezone the property from Neighborhood Commercial (C-1) District to Rural Residential (R-1) District to allow the continuation of residential development and use that is not in conjunction with a business.

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	Neighborhood Commercial (C-1)	Residence in conjunction with a business.	N/A	70%	15%	40
Proposed	Rural Residential (R-1)	Residence and Accessory Uses	Continuation of Residential Development and Use	30%	No change	40

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. The proposal does not include new development and request to allow the continuation of residential development and use that is not in conjunction with a business.

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) District to Rural Residential (R-1) District to allow the continuation of residential development and use the parcel with residential uses that is not in conjunction with a business. The proposed rezoning is consistent with Section 3.00.02, entitled *Purpose and Intent of Districts*, which states that the purpose of the R-1 District is to provide a transition between Agricultural and Conservation Areas and the more urban residential communities. It is intended to permit the development of single-family homes in an environment that is compatible with the surrounding natural resources. The current use on the property is an existing single-family dwelling.

The proposed rezoning is consistent with LDR Table 3.00.03, entitled *Consistency of Zoning Districts with Land Use Classifications*, which indicates that the R-1 District is allowable within the Urban High Density Future Land Use Category.

The request is consistent with LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which allows the use of single-family dwelling units within the R-1 District.

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 Neighborhood Commercial (C-1) District to Rural Residential (R-1) District to continue the residential development and use.

The proposed use is consistent with Comprehensive Policy I-1.2.2, entitled *Consistency between Future Land Use and Zoning*, that addresses consistency between Future Land Use and Zoning. The property is currently zoned Neighborhood Commercial (C-1), and the current use is residential. To align the residential use when the use will not be in conjunction with a business, a rezoning is required.

The subject parcel is consistent with Comprehensive Plan Policy I-7.1.3, entitled *Existing Lot Exception for Density*, as the subject parcel is developed with an existing residence and a lot exception for density was approved on March 17, 2026.

Any 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 request aligns with the current residential use that exists on the property. Furthermore, as the existing residential development and use are not in conjunction with a business the existing single-family use is inconsistent with the current C-1 District. Pursuant to LDR 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, entitled *Schedule of Permitted and Conditional Uses* Note 2, residences are permitted in the Neighborhood Commercial (C-1) District with site plan approval when used in conjunction with a business.

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

The Applicant is requesting that the rezoning be approved to be consistent with the current use on the property of single-family residential. The lot size of the parcel is .74 and Rural Residential zoning requires a minimum density of 1 du/1 net acre. In addition, the subject parcel received a Lot Exception for Density approved on March 17, 2026, consistent with Comprehensive Plan Policy I.7.1.3, entitled *Existing Lot Exception for Density*.

The southern area is developed and intended for residential development and use. In addition, neighboring parcel identified by Alternate Key Number 3870245 is undergoing a rezoning to R-1 to allow residential development and use.

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 on 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 that since no new use was proposed, the Growth Planning Department had no comment. The Applicant is not proposing any new development at this time.

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.

Floodplain Management

This property has a minute Special Flood Hazard Area on it, and the proposed rezoning downzones the property, minimizing the potential for negative future impacts. Floodplain Management Staff offers its support to this Application.

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 with any future development of the property, to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. 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 at this time.

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. The neighboring parcel identified by Alternate Key Number 3870245 is undergoing a rezoning to R-1 to allow residential development and use.

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

The proposed request 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.

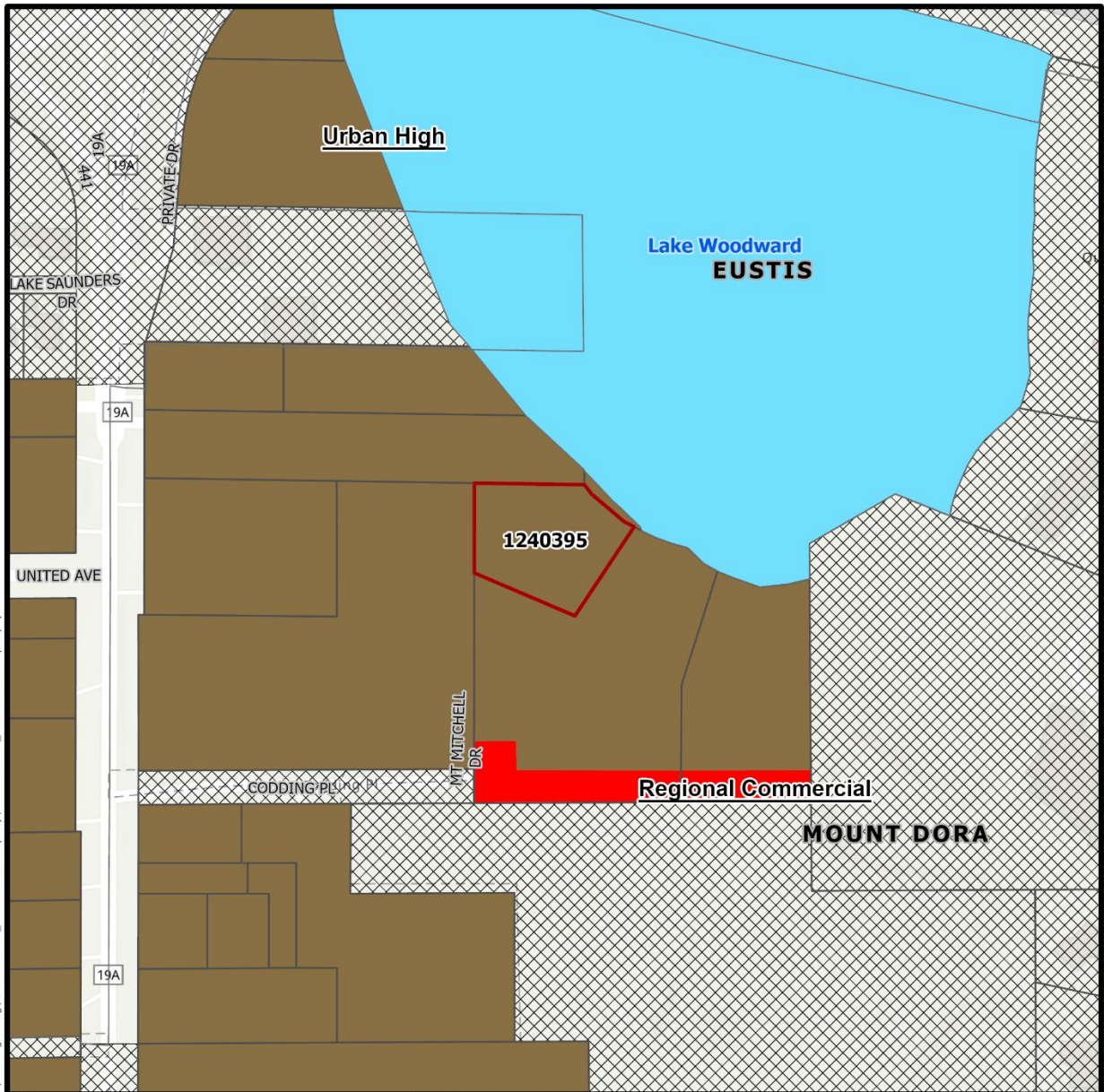
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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.

N/A

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



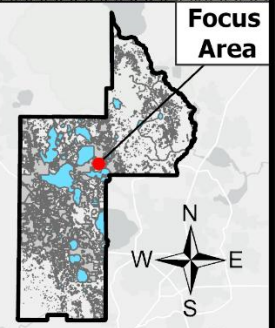
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3/11/2026

FLU

Urban high Regional Commercial

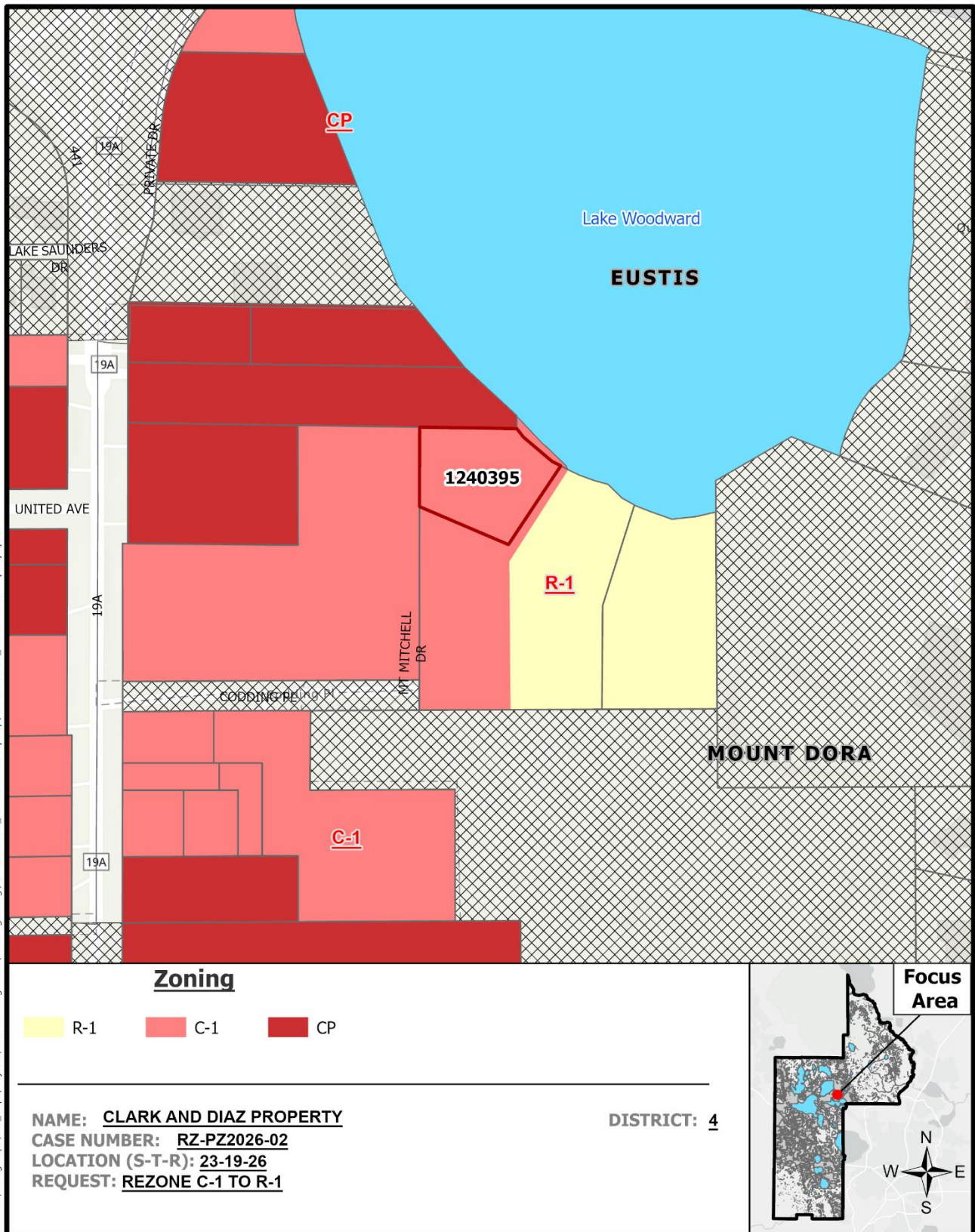
NAME: CLARK AND DIAZ PROPERTY
CASE NUMBER: RZ-PZ2026-02
LOCATION (S-T-R): 23-19-26
REQUEST: REZONE C-1 TO R-1

DISTRICT: 4



Attachment "B" – Zoning District Map

CURRENT ZONING

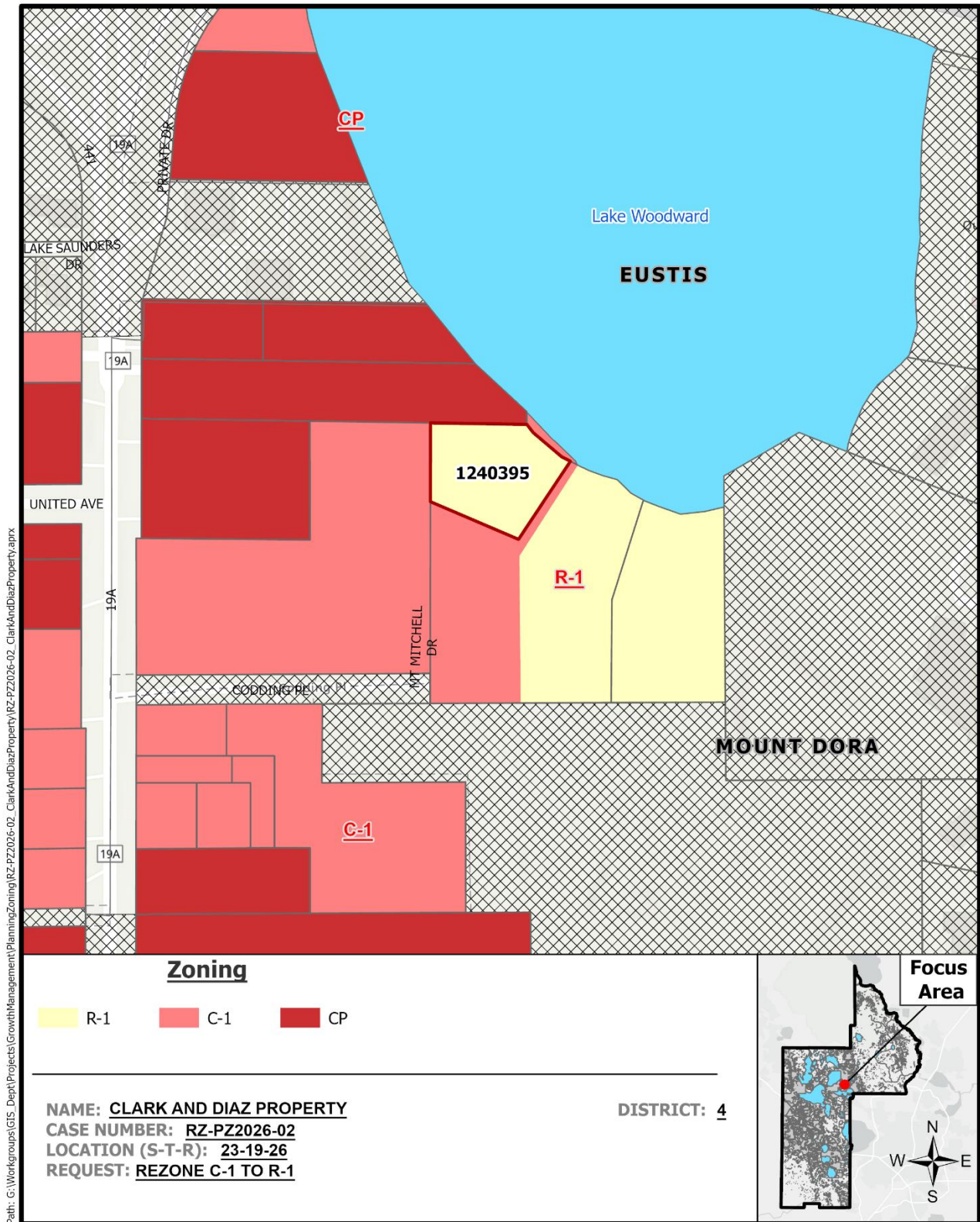


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Attachment "C" – Proposed Zoning District Map

PROPOSED ZONING



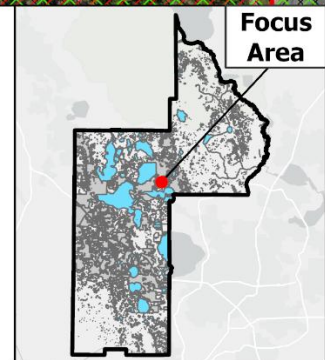
Attachment "D" – Overlay District Map

RZ-PZ2026-02
Clark and Diaz Property



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Rezone C-1 to R-1



3/11/2026

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~~ No

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

~~No~~ Unknown

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

There is currently a single family dwelling on C-1 property which has been on this property since 1970

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

No changes

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 - No new demands

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 impact

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

No impact

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

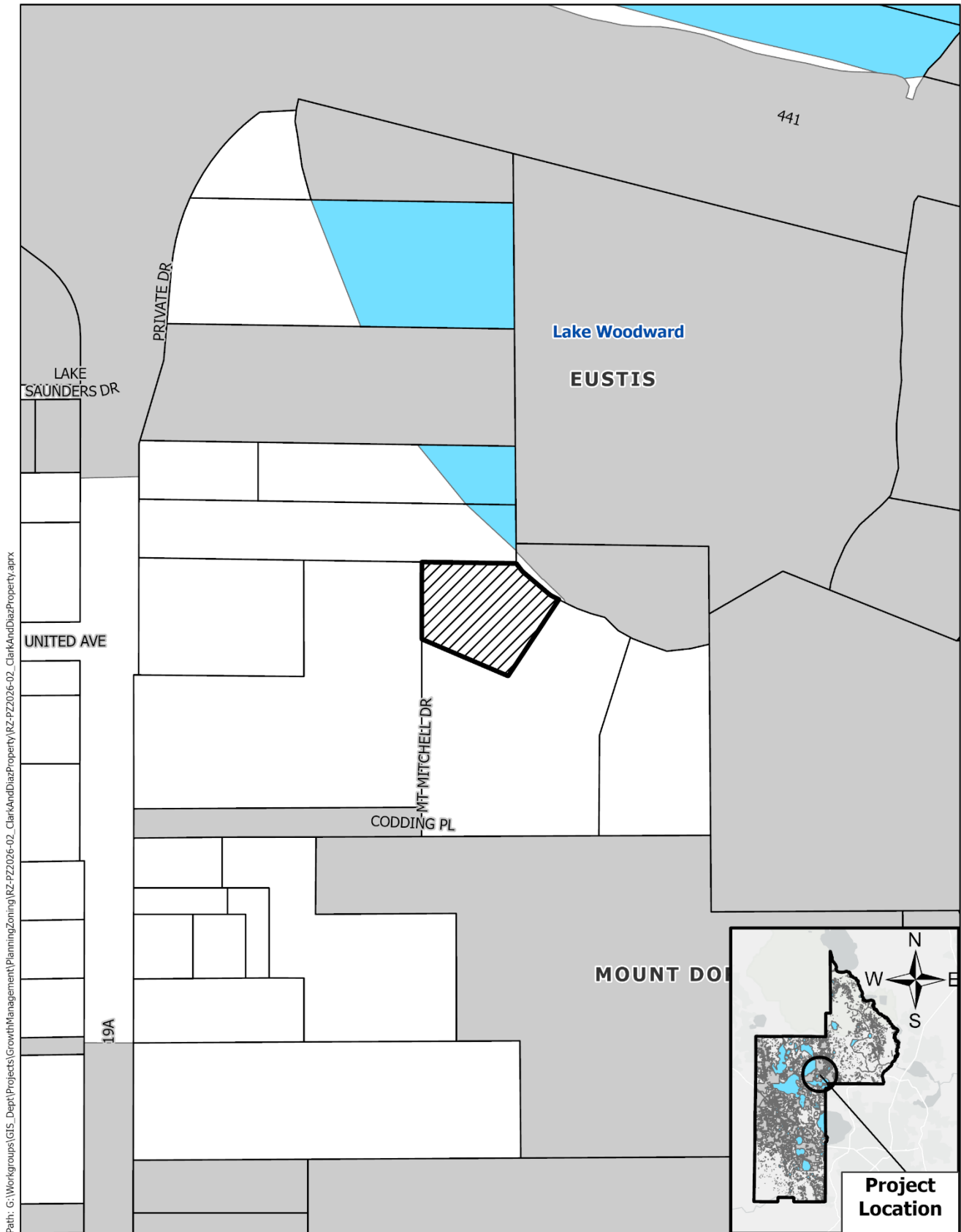
No change in current land development status.

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

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.

Map of Subject Property



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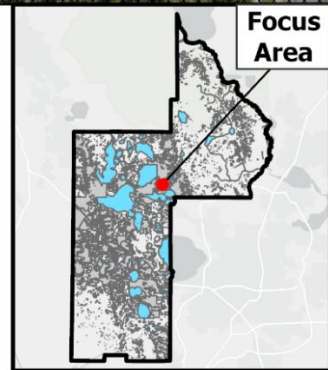
Aerial Map of Subject Property

RZ-PZ2026-02
Clark and Diaz Property



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Rezone C-1 to R-1



3/11/2026

1 to the inability to meet other requirements under the applicable Land Development
2 Regulations. The Owner is solely responsible for performing any necessary due
3 diligence to ensure the property will appropriately support future development.

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

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

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

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

14
15 **FILED** with the Secretary of State _____, 2026.

16
17 **EFFECTIVE** _____, 2026.

18
19 **BOARD OF COUNTY COMMISSIONERS**
20 **LAKE COUNTY, FLORIDA**

21
22
23
24 _____
25 **LESLIE CAMPIONE, CHAIRMAN**

26
27 **ATTEST:**

28
29
30
31 _____
32 **GARY COONEY, CLERK OF THE**
33 **BOARD OF COUNTY COMMISSIONERS**
34 **LAKE COUNTY, FLORIDA**

35
36 **APPROVED AS TO FORM AND LEGALITY:**

37
38
39
40 _____
41 **MELANIE MARSH, COUNTY ATTORNEY**

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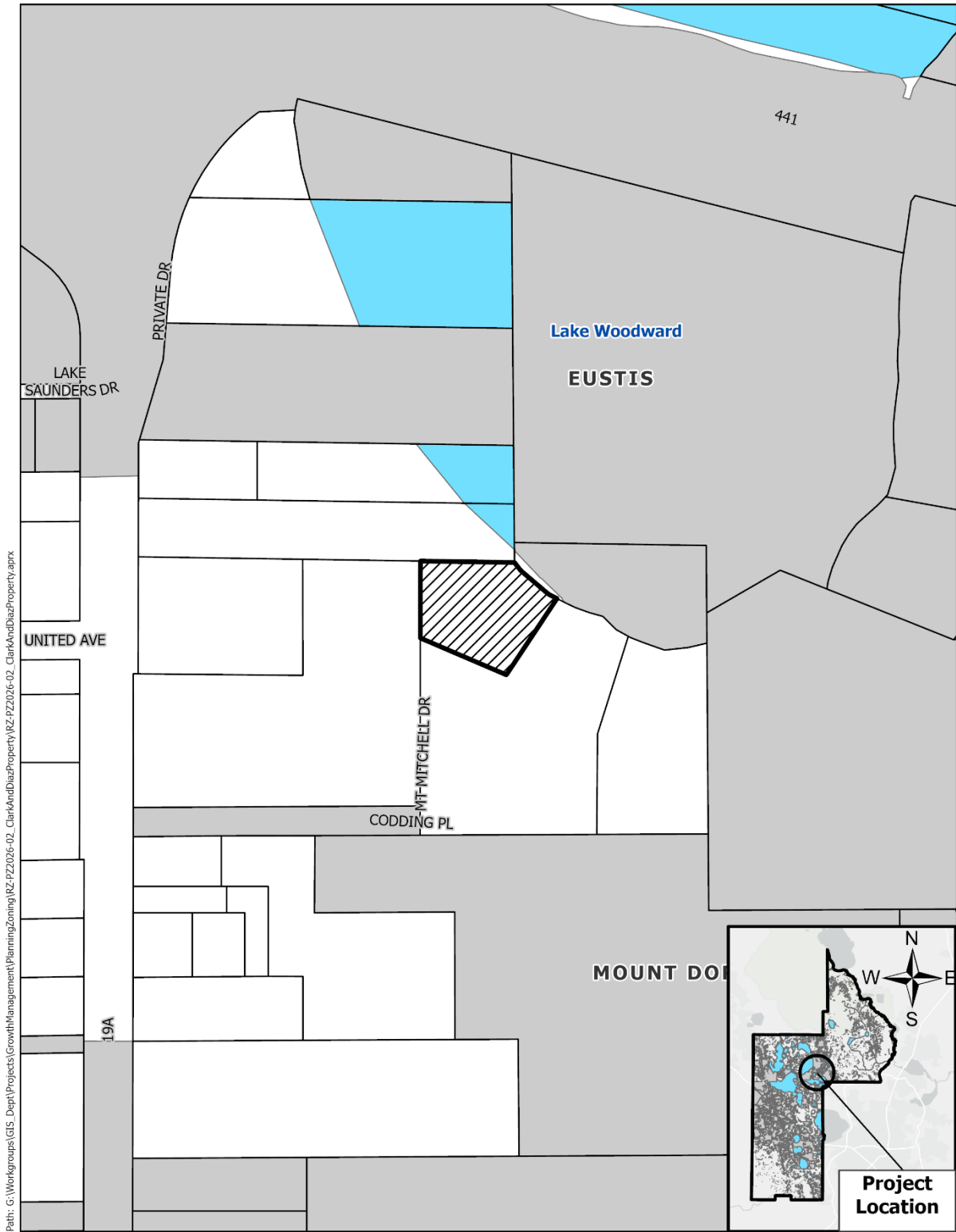
EXHIBIT "A" - Legal Description

From the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida, run South 00°32'00" East 34.04 feet, thence South 89°58'30" West 160.96 feet, thence South 00°00'30" West 131.5 feet, thence South 67°45'30" East 80 feet to the Point of Beginning; run thence South 67°45'30" East 80 feet, thence North 32°44'30" East 188 feet, more or less, to the waters of Lake Woodward, thence Northwesterly along and with the waters of said Lake Woodward to a point North 42°44'30" East of the Point of Beginning, thence South 42°44'30" West 186 feet, more or less, to the Point of Beginning.

AND

Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 19 South, Range 26 East, Lake County, Florida, run thence South 00°32' East 34.04 feet, thence South 89°58'30" West 160.96 feet, thence South 00°00'30" West 131.5 feet, thence South 67°45'30" East 80 feet, thence North 42°44'30" East 206 feet, more or less, to the Shore of Lake Woodward, thence Northwesterly along the shore of said lake to the Point of Beginning.

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3/11/2026