

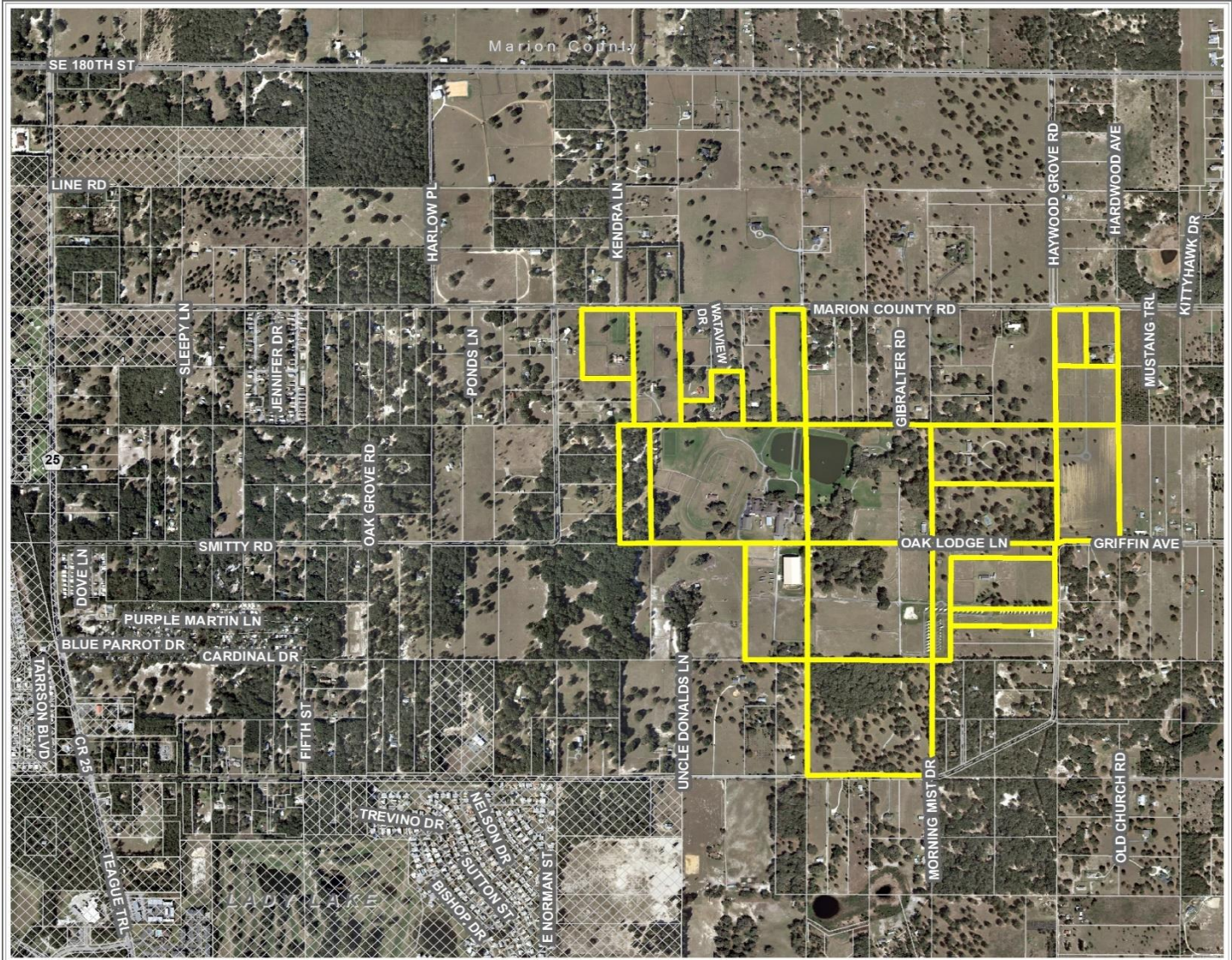
**LAKE COUNTY PLANNING AND ZONING DIVISION  
REZONING STAFF REPORT**

**PLANNING AND ZONING BOARD**  
May 3, 2017



**BOARD OF COUNTY COMMISSIONERS**  
May 23, 2017

<b>RZ-17-01-5</b> Grand Oaks Holding Rezoning CFD Amendment	<b>Commission District 5</b> Blake	<b>Agenda Item #1</b>
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**Requested Action:** Amend Community Facility District (CFD) Ordinance #2014-56 to increase the zoning district by rezoning 6.0 +/- acres from Agriculture to CFD, replace the dormitory and lodge with cabins accommodating 80 beds, and an additional 36 event RV parking spaces.

**Owner:** Grand Oaks Holding, LLC

**Applicant:** Greg Beliveau, LPG Urban & Regional Planners, Inc.

**- Site Location & Information -**

<b>Size</b>	350.19 (total)
<b>Location</b>	3000 Marion County Road, Lady Lake area
<b>Alternate Key #</b>	multiple
<b>Future Land Use</b>	Rural and Public Service Facilities and Infrastructure
<b>Existing Zoning District</b>	Community Facility District (CFD) - 344.19 acres Agriculture (A) – 6.0 acres
<b>Proposed Zoning District</b>	CFD
<b>Joint Planning Area</b>	Lady Lake

**- Land Use Table -**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
<b>North</b>	Rural	A, AR,RA, & R-2	Mix of low density single-family residential and agriculture	None
<b>South</b>	Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None
<b>East</b>	Rural & Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None
<b>West</b>	Rural & Rural Transition	A, RA, & R-1	Mix of low density single-family residential and agriculture	None

**- Summary of Staff Determination -**

**STAFF RECOMMENDATION:** Staff recommends **Approval** to amend Community Facility District (CFD) Ordinance #2014-56 to increase the zoning district by rezoning 6.0 +/- acres from Agriculture to CFD, replace dormitory and lodge with cabins accommodating 80 beds, additional 36 event RV parking spaces and two 80-stall barns, and retain all other previously approved development conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

**- Summary of Analysis -**

The Grand Oaks Museum and Equestrian Center property is located at 3000 Marion County Road in the northwest area of Lake County and is within the Public Service Facilities and Infrastructure and Rural Future Land Use Categories (FLUC). The majority of the property was placed in the Public Service Facilities and Infrastructure FLUC at the owner's request during the development of the 2030 Comprehensive Plan.

In 2014, CFD Ordinance #2014-56 was approved to remove the caretaker's residence (4.81 acres) located within the northwest quadrant from the facility. Thus reducing the size of the CFD zoning district to 344.19 acres. CFD Ordinance 2014-56 also allowed expansion of the lodge from 24 to 36 rooms, while continuing the existing equestrian museum, and equestrian training/education facility operations

The Applicant currently requests an amendment Community Facility District (CFD) Ordinance #2014-56 to increase the zoning district by rezoning 6.0 +/- acres from Agriculture to CFD, replace the dormitory and lodge with cabins accommodating 86 beds, additional 36 event RV parking spaces and two eighty (80) stall barns. These new uses and the expansion of the facility by 6.0-acres is consistent with current Comp Plan policy and the previously approved zoning ordinance.

**- Analysis -**

LDR Section 14.03.03 (Standards for Review)

**A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code;**

The Applicant seeks to expand the CFD zoning district by 6.0 acres, add additional accessory uses to the Grand Oaks cultural institution (existing equestrian museum) and the Riding Stable/Academy (equestrian training and educational facility) which are permissible within the CFD Zoning District. The additional accessory uses entail replacing the dormitory and lodge with cabins to accommodate 86 beds, an additional 36 event RV parking spaces and two eighty (80) stall barns. Section 3.01.03, LDR, Schedule of Permitted and Conditional Uses recognizes cultural institutions and equestrian riding stable or academy as Community Facility uses. These proposed uses for the property are consistent with the CFD definition specified by Section 3.00.02.Y, LDR, as the uses promote the general welfare of community needs for county residents. The equestrian museum and training/education facility uses are similar to and consistent with the Classification of Uses specified by Section 3.01.02.E.5 (Cultural Institution) and 3.01.02.F.2 (Riding Stable or Academy), LDR.

Conditions have been placed in the attached Ordinance governing this accessory use to ensure it is accessory to the museum and equestrian facilities.

**B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;**

The Comprehensive Plan (Comp Plan) recognizes equestrian uses as a suitable use of property within all FLUCs as seen in Policy I-1.2.8. This CFD amendment is consistent with Agri-Tourism Policy I-1.2.9 in that these activities are allowable in all future land use categories. The amendment is consistent with the Rural Future Land Use Series specified by Policy I-1.4.3, as the proposed uses are consistent with the rural character of the area. Civic uses and active/passive recreation facilities are permitted within the Rural (Policy I-1.4.4). These uses are considered as a conditional use within the Public Service Facilities and Infrastructure FLUC pursuant to Policy I-1.5.3. The CFD Zoning District, a planned zoning district, accommodates the land use regulatory instrument needed for these uses undertaken by the Grand Oaks Museum.

Objective I-1.5 Public Benefit Future Land Use Series was established to identify lands that benefit the public or general welfare such as conservation, recreation, and public facilities and infrastructure. Lands may be located in rural or urban areas and may be held by government entities or may be privately owned if it serves a public benefit such as natural resource protection or community infrastructure. In this case, the equestrian museum and equestrian training facility is the community infrastructure that is privately owned but has been demonstrated throughout this analysis to be a benefit to the public. The preservation of equestrian history by the carriage museum is both a benefit to the community consistent with this Objective.



Pursuant to Comprehensive Plan Objective I-7.7 regarding retention of agricultural land uses; the adding acreage to the CFD zoning district to support the existing equestrian museum, and equestrian training/education facility operations is consistent with the Comp Plan objective.

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

As the proposed amendment seeks to include additional acreage and facilitate expansion of lodging quarters and transport needs of Grand Oaks visitors, the proposed amendment is consistent with the existing land uses in the area. Development conditions are specified in the proposed CFD ordinance to ensure consistency to the future land use category.

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

Increasing the CFD zoning district by 6.0 acres and deletion of lodge use and replacing the lodge with other accommodations causes the need for this rezoning request. The proposed uses for additional cabins to accommodate 86 beds and two (2) eighty stall barns are not currently emphasized in CFD Ordinance 2015-56. These changes support the continuing and on-going Grand Oaks operation, which furthers Agri-Tourism Policy I-1.2.9.

**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;**

**Transportation** – As the project pertains to enhancements to the existing uses and facilities, Public Works has no comments on the impact to current road conditions. Original transportation conditions from the CFD Ordinance 2014-56 will be carried forward into the new CFD ordinance.

**Water and Sewage** – The proposed facility including accessory uses will be served by on-site well and septic tank. The Town of Lady Lake previously indicated that water and sewer service is not available in this area. The Florida Department of Health (DOH) indicated that the additional RV spaces will be required to upgrade the existing system or install a new system. DOH recommends Grand Oaks submit a permit application to become a licensed RV park per FAC 64E-15.

**Fire & Emergency Services** – Lake County Fire and Rescue Station #54 located at Harbor Hills, remains the facility that will provide services to the property. Station #54, is less than five (5) miles from the subject property and has a response time of five (5) minutes or less.

**Solid Waste** – The proposed rezoning amendment will not cause any adverse impact to the current solid waste capacity or level of service.

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

Adverse impacts are not anticipated, however, any future substantial development will required the submittal of an Environmental Assessment pursuant to LDR Ch. 6 regarding protection of natural resources.

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

The application did not contain any information regarding the effect the proposed rezoning would have on 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 rezoning amendment will result in a continuation of the existing development pattern in the area.

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

The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations 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

**FINDINGS OF FACT:**

1. The rezoning amendment is consistent with the Comprehensive Plan Rural (Policy I-1.4.4) and Public Service Facilities and Infrastructure (Policy I-1.5.3) FLUC, respectively, as civic uses and active/passive recreation facilities are permissible uses or conditional uses within the Rural future land use category.
2. The proposed cabins use is considered an accessory use to the carriage museum and equestrian facilities (principal uses of the property).
3. The proposed CFD rezoning and the proposed uses are consistent with the intent and purpose of Comprehensive Plan Policy I-1.4.3 as it specifies maintaining the rural character of land within Rural Future Land Use Series.
4. The proposed CFD rezoning recognizes that equestrian uses are a suitable use of property within all Future Land Use Category (FLUC) as seen in Policy I-1.2.8 and Policy I-1.2.9 for Agri-Tourism activities and uses.
5. The proposed rezoning amendment is consistent with Comprehensive Plan Objective I-7.7 regarding retention of agricultural land uses within Lake County.
6. The proposed uses in the rezoning request are consistent with the Community Facilities District specified by LDR Section 3.00.002.Y.
7. The principal uses proposed by the rezoning request are consistent with LDR Section 3.01.02.E and F.

Based on these findings of fact, staff recommends **approval** of the rezoning application, with conditions, as specified in the attached Ordinance.

**Case Manager: Steve K. Greene, AICP, Chief Planner**

**WRITTEN COMMENTS FILED: Supportive: -0-**

**Concern: -0-**

**Opposition: -0-**