



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): June 3, 2020
Board of County Commissioners (BCC): June 16, 2020

Case No. and Project Name: RZ-20-11-1

Applicant: Seefried Properties (Paul Seefried) and the Lake County Office of Planning and Zoning

Owner: IDI Logistics Services Group, LLC

Requested Action: Rezone property within the Christopher C. Ford Commerce Park Development of Regional Impact (DRI) to Planned Unit Development (PUD) zoning and to establish alternative parking and landscape standards.

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

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

PZB Recommendation:

Subject Property Information

Size: 733 +/- acres

Location: Southwest of the US 27/SR 29 interchange, in the Groveland area.

Alternate Key No.: Multiple

Future Land Use: Industrial

Current Zoning District: Development Order (Ordinance 2011-16)

Flood Zone: "X"

Joint Planning Area/ ISBA: Groveland ISBA

Overlay Districts: Economic Development Overlay

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Industrial (I)	Planned Unit Development (PUD)	industrial warehouse	Developed industrial use
South	I	PUD	vacant	Undeveloped and vacant
East	I	PUD	industrial	Developed industrial use/City of Groveland
West	I	PUD	vacant	Undeveloped and vacant

Staff Analysis

The rezoning application seeks to create a Planned Unit Development (PUD) zoning for the Christopher C. Ford Commerce Park Development of Regional Impact (DRI) and to establish alternative parking and landscape standards within the commerce park. The 733 +/- acre DRI is located southwest of the US 27/SR 29 interchange, in the Groveland area. In February 2020, the Applicant approached the Office of Planning and Zoning to discuss utilization of the previously approved Lakeview Distribution/Warehouse site plan for a new warehouse/distribution/delivery service use on property identified by Alternate Key #3871807, located on the west side of the Republic Drive/Independence Blvd. intersection. The discussion revealed the need for 1,143 parking spaces for the new use. However, the expired site plan for this parcel approved only 103 parking spaces and the new landscape code requires use of pervious material for the parking area in excess of the minimum amount of parking spaces required. Staff suggested establishing alternative development standards to enable development options besides those currently provided by Land Development Regulations (LDR) Section 9.01.07.C and Section 9.03.06 regarding requirements for pervious surface material and terminal and intermediate landscaping within parking areas.

Christopher C. Ford Commerce Development of Regional Impact (DRI) History –

July 1999: The Board approved a Development Order (DO) for the DRI (F/K/A the Christopher C. Ford Central Park) for industrial uses via Ordinance 1999-80. No accompanying PUD zoning ordinance was adopted. For all intents and purposes, Lake County has functioned as the DRI development operator since the DRI's inception.

Years 2003 through 2008: the DRI was platted into sixty-six (66) parcels.

February 2010: The Board approved Ordinance 2010-8, an Amended Development Order to the DRI, to change the project name to Christopher C. Ford Commerce Park, simultaneously increased and decreased the approved industrial land use, eliminated phasing, clarified permitted and conditional uses, eliminated specific area plan requirements, addressed relocation of the frontage road system, and extended the build-out and project termination dates. This amended DO superseded and replaced Ordinance 1999-80. No accompanying PUD zoning ordinance was adopted.

March 2011: The Board approved Ordinance #2011-16, the Second Amended and Restated Development Order to the DRI, that expanded the land use opportunities within the DRI to eliminate conditional and prohibited uses, expanded manufacturing and wholesale establishment uses, and introduced limited office and commercial uses. This second amended DO superseded and replaced Ordinance 2010-8. No accompanying PUD zoning ordinance was adopted.

Development of the commerce park parcels have been approved in accordance with the DO and comprehensive plan in effect at the time a development application was submitted for a particular parcel. The commerce park is approximately 51% developed today.

Agency of Economic Prosperity – Elevate Lake is the Lake County liaison to the business community. This agency seeks to grow business and development opportunities within the county by targeting manufacturing, construction, agri-technology, aviation, aerospace, life sciences, and medical services industries. The proposed rezoning application to establish a PUD zoning district for Christopher C. Ford Commerce Park is consistent with the goals of Elevate Lake as the PUD zoning will facilitate development opportunities for business owners to locate within the commerce park.

Standards for Review (LDR Section 14.03.03)

A. Whether the proposed amendment conflicts with any applicable provisions of the Code.

The proposed rezoning amendment seeks to establish a PUD zoning district for the Christopher C. Ford Commerce Park DRI to allow for alternative development standards in lieu of the requirements set forth in LDR Section 9.01.07.C and Section 9.03.06.

LDR Section 9.01.07 specifies the use of terminal (single and double) and intermediate landscape islands (single or double) for visual and climate relief of expansive parking areas. This provision is appropriate for standard commercial, office campus, or institutional uses. However, this provision will reduce the usable area for the proposed warehouse/distribution/delivery service operations. Based on the application information, it appears that the proposed

use will be regional in scope, which would require vast land area for its fleet of trucks, vans (standard and over-sized), box trucks, transport trucks, and equipment maintenance vehicles. The identified parcel (Alternate Key #3871807) is one of the largest parcels within the commerce park at 47.71-acres.

LDR Section 9.01.07.C specifies the use of pervious surface material for parking spaces in excess of the minimum parking requirement. LDR Section 9.03.06 limits parking of warehouse and wholesale uses to 1 parking space per 10,000 square feet, plus one space per employee. Based on the proposed warehouse or distribution operation and use, this pervious surface provision would render the excess land area unusable for a warehouse or distribution operation of high-volume service vehicles, transport carriers, trailers, big rig haulers, flat-bed trucks, box truck, etc. Such operations would find the pervious surface to be impractical and inefficient in the day-to-day warehouse or distribution business operation. Impervious surface areas are best suited for a warehouse/distribution operation use. Furthermore, requiring the excess parking area to be pervious surface would be impractical for many of the uses that are currently allowed by Ordinance 2011-16. The developed parcels currently operating within the commerce park would possibly find the pervious surface provision to be restrictive to their business operation.

To foster a better business climate for industry to locate within the Christopher C. Ford Commerce Park DRI, the proposed PUD zoning district will include development standards specified below.

1. Interior Parking Areas – Interior parking areas used for equipment storage, vehicular storage, merchandise storage/display are not required to have terminal (single or double) or intermediate landscape islands.
2. Terminal Landscape Islands (single and double) and Intermediate Landscape Islands – Terminal and intermediate landscape islands within the employee/administration/visitor parking areas may have reduced landscape island square footage, when landscaping is relocated to supplement the minimum right-of-way, stormwater ponds or perimeter buffer landscape areas. The relocated landscaping must be a demonstrated percentage of the reduction square footage of that terminal or intermediate landscape island.
3. Pervious Parking – Except for employee/administration/visitor/ADA compliant parking areas, excess parking spaces beyond the minimum required per LDR Section 9.03.06 (as amended) may be constructed of impervious surface materials.

The proposed PUD zoning for the 733 +/- acre commerce park does not conflict with the minimum 10-acre criteria for PUD zoning pursuant to LDR Sec. 4.03.03(B). Additionally, the proposed PUD zoning does not conflict with LDR Sec. 4.03.02(C), which stipulates that PUD zoning may be permitted and approved for planned industrial parks such as the Christopher C. Ford Commerce Park.

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

The proposed rezoning application to establish a PUD zoning district for the land uses within the Christopher C. Ford Commerce Park DRI is consistent with the Industrial future land use category pursuant to Comp Plan Policy I-1.3.8. The rezoning application contains a completed utility notification form which indicates utility services will be provided by the City of Groveland. This demonstrates the rezoning application is consistent with utility connection provisions required for development within the Industrial future land use pursuant to Comp Plan Policies IX-2.2.2 and IX-3.1.2 respectively. Additionally, establishing a PUD zoning district for the DRI will create consistency with Comp Plan Objective I-6.6 and will facilitate establishing the DRI as an economic overlay district. The DRI meets the specified criteria and requirements of Comp Plan Policies I-6.6.2 and I-6.6.3, except for a PUD zoning district. The Economic Development Overlay District was established by the County to encourage industrial, manufacturing and office development.

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

The proposed rezoning is consistent with the existing and proposed land uses within the commerce park. The proposed rezoning application seeks to create optional development conditions for industrial and commerce business to locate within the commerce park.

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

The need to establish a traditional PUD zoning district for the Christopher C. Ford Commerce Park DRI.

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.

Water and Sewer

No impacts are anticipated.

Transportation

No impacts are anticipated.

Office of Public Safety

The closest Lake County Fire Rescue Station (LCFR Station #82) is located 6.5-miles from the site at 24939 US 27. This station has engine and brush truck capabilities.

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

The site has already been disturbed with urban development. However, a development application with an environmental assessment will be required for review and approval prior to commencement of the industrial operation of the subject parcel.

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

The rezoning application does not contain any information regarding an adverse impact on property values.

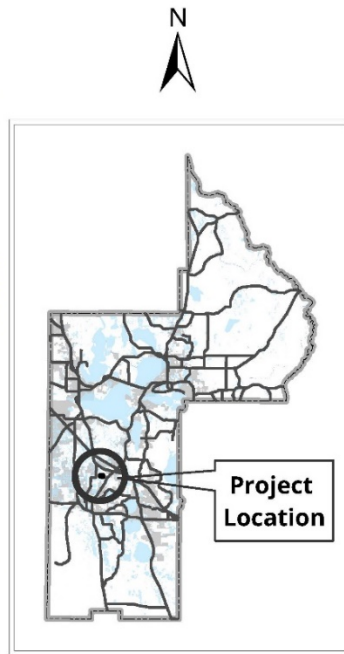
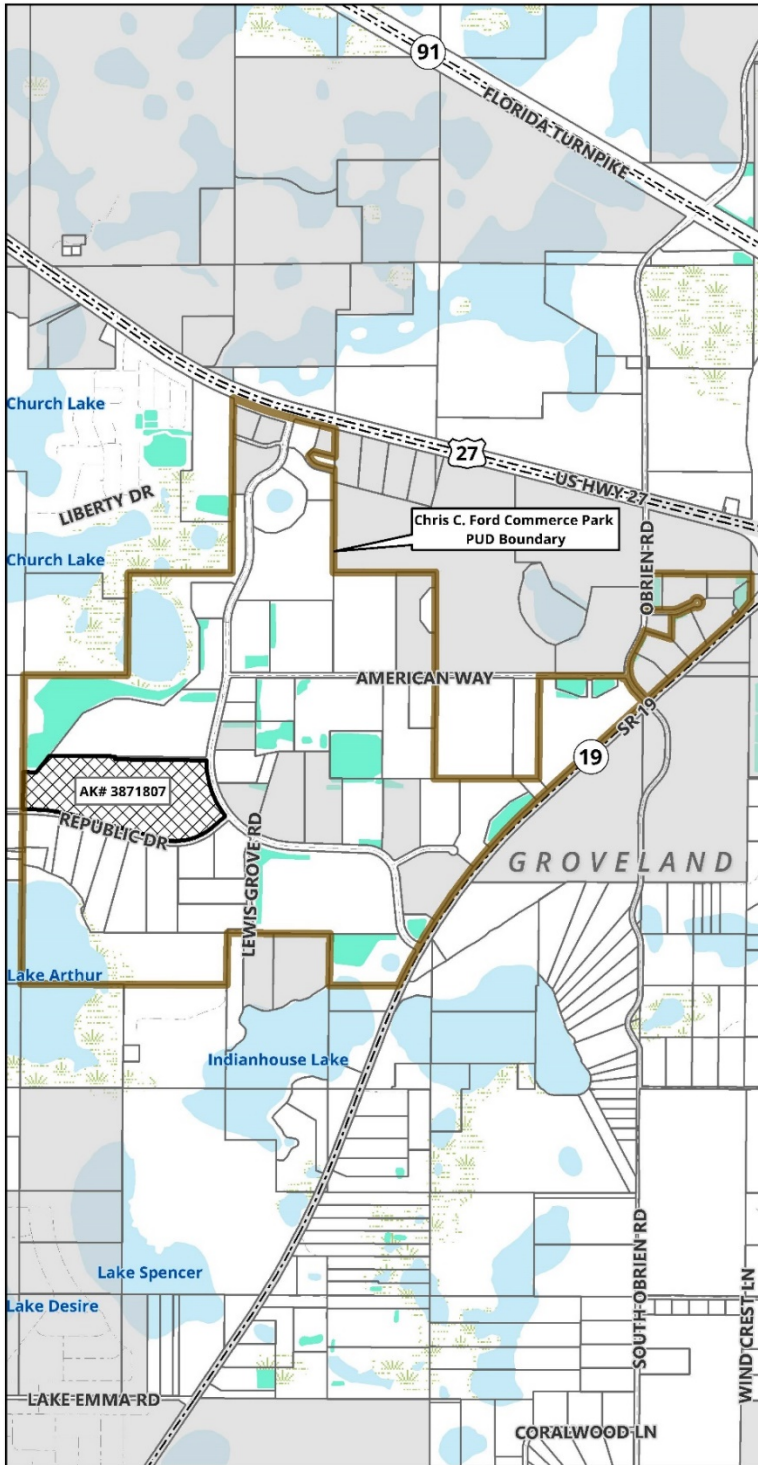
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The proposed rezoning amendment will not result in a disorderly or illogical development pattern of the existing residential development.

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.

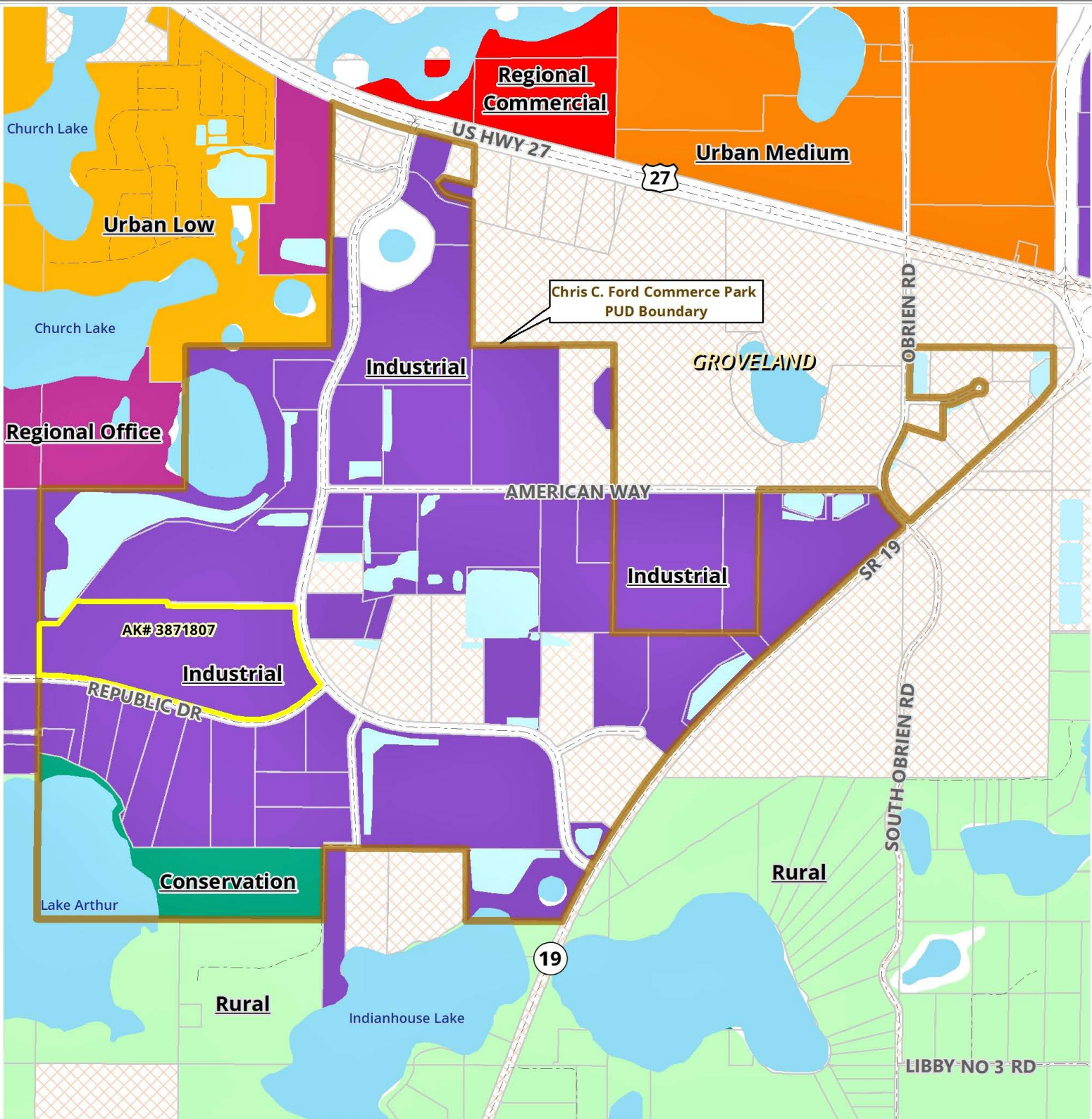
The proposed rezoning amendment is consistent with the purpose and intent of the Land Development Regulations.

Subject Property.



Chris C. Ford Commerce Park PUD
(Ord 2011-16)

CURRENT FUTURE LAND USE



FUTURE LAND USE LEGEND

- | | | | |
|--|---|---|--|
|  Industrial |  Regional Office |  Urban Low |  Conservation |
|  Regional Commercial |  Urban Medium |  Rural | |

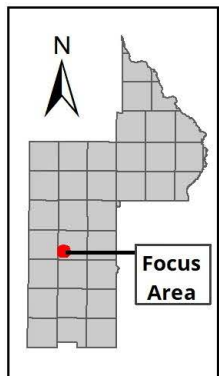
NAME: CHRIS C FORD COMMERCE PARK PUD PROPERTY

DISTRICT: 1

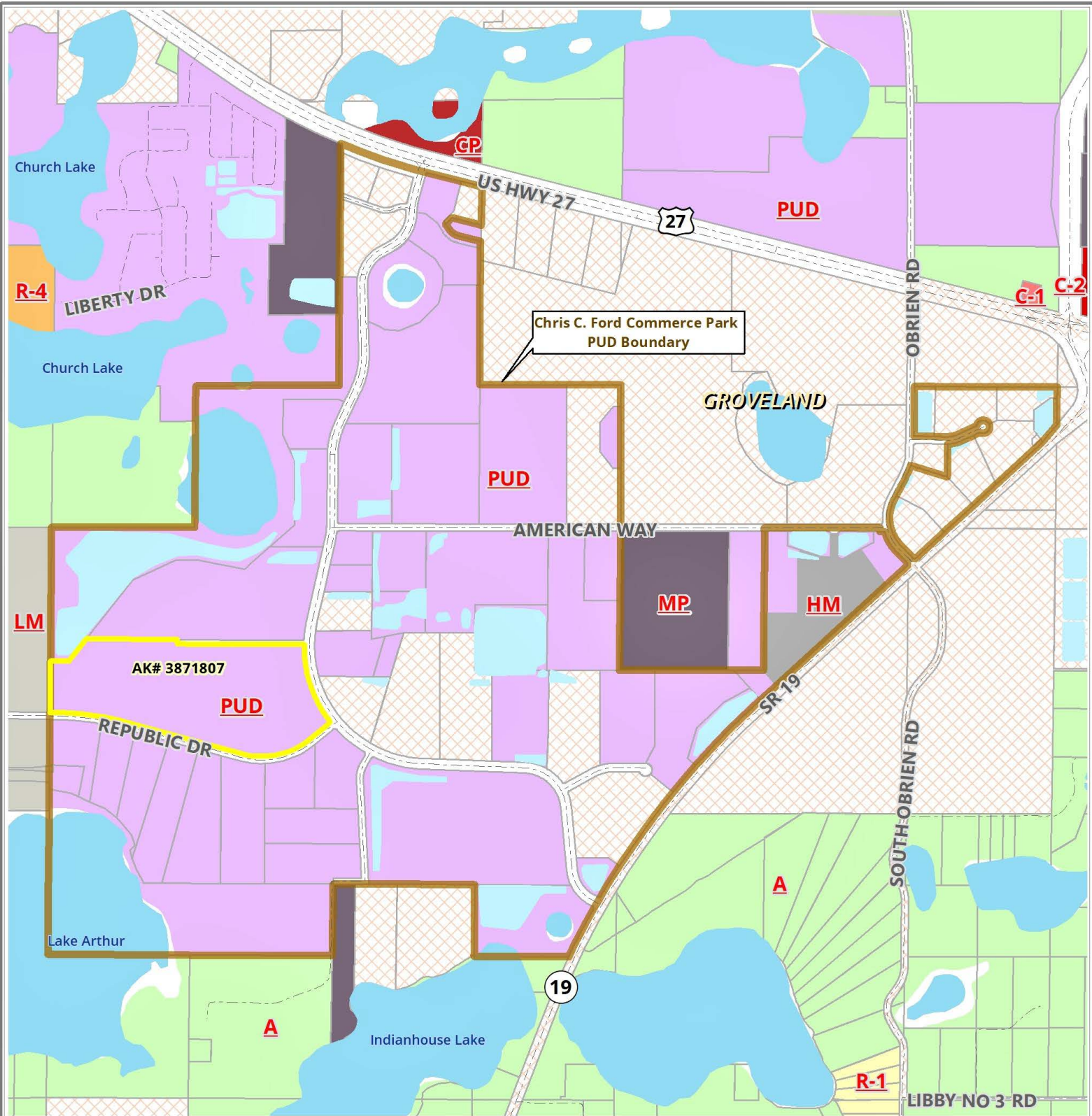
CASE NUMBER: RZ-20-11-1

LOCATION (S-T-R): 29-21-25

**REQUEST: AMEND DEVELOPMENT OF REGIONAL IMPACT (DRI)/
PLANNED UNIT DEVELOPMENT (PUD)**



CURRENT ZONING



ZONING LEGEND

- | | | | | |
|--|--|--|---|--|
| A | R-4 | C-2 | LM | MP |
| R-1 | C-1 | CP | HM | PUD |

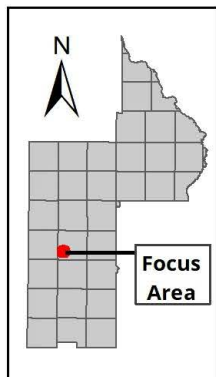
NAME: CHRIS C FORD COMMERCE PARK PUD PROPERTY

DISTRICT: 1

CASE NUMBER: RZ-20-11-1

LOCATION (S-T-R): 29-21-25

**REQUEST: AMEND DEVELOPMENT OF REGIONAL IMPACT (DRI)/
PLANNED UNIT DEVELOPMENT (PUD)**



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B. Landscaping, Buffering, Screening and Parking.

1. Unless otherwise stated in this Ordinance, parcels within the Christopher C. Ford Commerce Park DRI shall adhere to the landscape provisions of LDR Section 9.01.00, as amended.
2. Interior Parking Areas – Interior parking areas used for equipment storage, vehicular storage, merchandise storage/display are not required to have terminal (single or double) or intermediate landscape islands.
3. Terminal Landscape Islands (single and double) and Intermediate Landscape Islands – Terminal and intermediate landscape islands within the employee/administration/visitor parking areas may have reduced landscape island square footage when landscaping is relocated to supplement the minimum right-of-way, stormwater ponds or perimeter buffer landscape areas. The relocated landscaping must be a demonstrated percentage of the reduction square footage of that particular terminal or intermediate landscape island.
4. Pervious Parking – Except for employee/administration/visitor/ADA compliant parking areas, excess parking spaces beyond the minimum required per LDR Section 9.03.06 (as amended) may be constructed of impervious surface materials.

C. Development Review and Approval. Prior to the issuance of any permits, the Applicant or Owner must submit a development application for review and approval in accordance with the Comprehensive Plan and LDR, as amended.

Section 2. Conditions.

- A. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the purposes named in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, or alter the land in any manner within the boundaries of the above described land without first submitting the necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the other appropriate governmental agencies.
- C. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor, and shall be subject to each and every condition herein set out.
- D. Construction and operation of the proposed use shall at all times comply with the regulations of Lake County and any other permitting agencies.
- E. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee receives written or record notice of the conditions pertaining to the PUD and that such notices shall run with title to the land. The purchaser or lesser may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.

1 F. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and
2 conditions set forth in this Ordinance.

3 **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
4 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the
5 remaining portions of this Ordinance.

6 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
7 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66, Florida
8 Statutes.

9 **Section 5. Effective Date.** This Ordinance will become effective as provided by law.

10 ENACTED this _____ day of _____, 2020.

11
12 FILED with the Secretary of State _____, 2020.

13
14 EFFECTIVE _____, 2020.

15
16 BOARD OF COUNTY COMMISSIONERS
17 LAKE COUNTY, FLORIDA

18
19 _____
LESLIE CAMPIONE, CHAIRMAN

20 ATTEST:

21 _____
22 GARY J. COONEY, CLERK OF THE
23 BOARD OF COUNTY COMMISSIONERS
24 LAKE COUNTY, FLORIDA

25 APPROVED AS TO FORM AND LEGALITY

26 _____
27 MELANIE MARSH, COUNTY ATTORNEY

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EXHIBIT - "A"

LAKE COUNTY CENTRAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 35, PAGES 1 THROUGH 5, PLAT BOOK 49, PAGE 85, AND PLAT BOOK 56, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH LAKE COUNTY CENTRAL PARK PHASE 2, AS RECORDED IN PLAT BOOK 40, PAGES 84 THROUGH 87, PLAT BOOK 45, PAGE 49, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; TOGETHER WITH CHRISTOPHER C. FORD CENTRAL PARK PHASE III, AS RECORDED IN PLAT BOOK 63, PAGES 44 THROUGH 47, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS PROPERTY ANNEXED INTO THE CITY OF GROVELAND.