



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): September 2, 2020
Board of County Commissioners (BCC): September 29, 2020

Case No. and Project Name: RZ-20-22-5, Astor Lions Club Park (a/k/a LCBCC Astor Library)

Applicant: Lake County Office of Parks and Trails

Owner: Lake County Board of County Commissioners

Requested Action: Amend Community Facility District (CFD) Ordinance #1997-45 to include the existing library as an allowed use.

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

Case Manager: Emily W. Johnson, Planner

PZB Recommendation:

Subject Property Information

Size: 10 +/- Acres

Location: 54905 Alco Road, in the Astor area.

Alternate Key No.: 2754648

Future Land Use Category: Public Service Facility and Infrastructure

Existing Zoning District: Community Facility District (CFD) – Ordinance #1997-45

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area/ISBA: N/A

Overlay Districts: Wekiva – Ocala RPA

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural Transition	Agriculture (A)	Residential	Single-Family Residences Adjacent to Smith Street
South	Rural	Mixed Home Residential (RM)	Residential	Single-Family Residences, Eagle's Nest Subdivision
East	Rural	Agriculture (A)	Residential	Single-Family Residences Adjacent to Alco Road
West	Rural	Mobile Home Rental Park (RMRP)	Vacant	Large, Heavily Wooded, Vacant Tracts

– Summary of Analysis –

The application seeks to amend CFD Ordinance #1997-45 to include the existing library as an allowed use. The subject property, identified by Alternate Key Number 2754648, is designated as Public Service Facility and Infrastructure Future Land Use Category (FLUC) by the 2030 Comprehensive Plan, and is currently developed with an existing library, and publicly-accessible park facilities including a multi-purpose field, baseball fields, basketball and tennis courts, a pavilion, and a playground. All existing uses are included as allowed uses under CFD Ordinance #1997-45, with the exception of the library use.

The request is consistent with all applicable provisions of the Code and elements of the Comprehensive Plan.

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The request and use are consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands that benefit the public and general welfare.

The request is consistent with LDR Section 3.01.02, *Classification of Uses*, which defines Cultural Institutions as a public or private nonprofit facility providing cultural services to the public. Typical uses under this classification include museums, libraries, and observatories.

The request is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows cultural institution uses within the CFD zoning district.

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

The request is consistent with Goal I-1, *Purpose of the Future Land Use Element*, which provides efficient allocation of public facilities and provides protection to the health, safety and welfare of the public.

The request is consistent with Policy I-1.5.3, *Public Service Facilities and Infrastructure Future Land Use Category*, which allows civic uses. A civic use is defined as a County, Municipal, State or Federal Use, or Service, and community facility uses.

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

Libraries are cultural institutions primarily for the benefit and service of the community in which they are located, consistent with the FLUC, which allows for civic uses. Additionally, the amendment is consistent with LDR Section 3.01.03, which allows cultural institution uses within the CFD zoning district.

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

The request is consistent with all applicable elements of the Comprehensive Plan, and with LDR Section 3.01.03, which allows community facility uses within the CFD zoning district. The subject parcel is designated with a Public Service Facilities and Infrastructure FLUC, which allows for civic uses.

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;

Water and Sewer

No adverse impacts to the existing systems are anticipated.

Office of Public Safety

Lake County Fire Rescue Station #10 is located 1.4 miles from the subject property at 23023 State Road 40, Astor, and will provide advanced life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the development review process, at such time that any future improvements are proposed

Solid Waste

The request is not anticipated to adversely impact solid waste capacities or levels of service.

Transportation Concurrency

The request is not anticipated to adversely impact the roadways standard Level of Service (LOS).

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

All proposed uses are currently existing at this time. Should any future improvements be proposed, all sensitive resources will be addressed through the development review process at such time.

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

There is no information within the application that specifies impacts on property values.

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

The proposed rezoning would not disrupt the existing orderly and logical development pattern of the area. The proposed library provides a public service to the surrounding community.

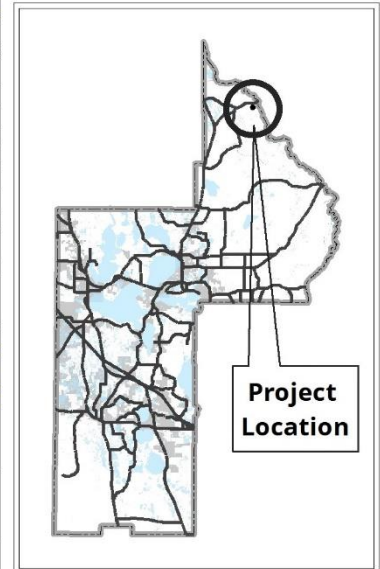
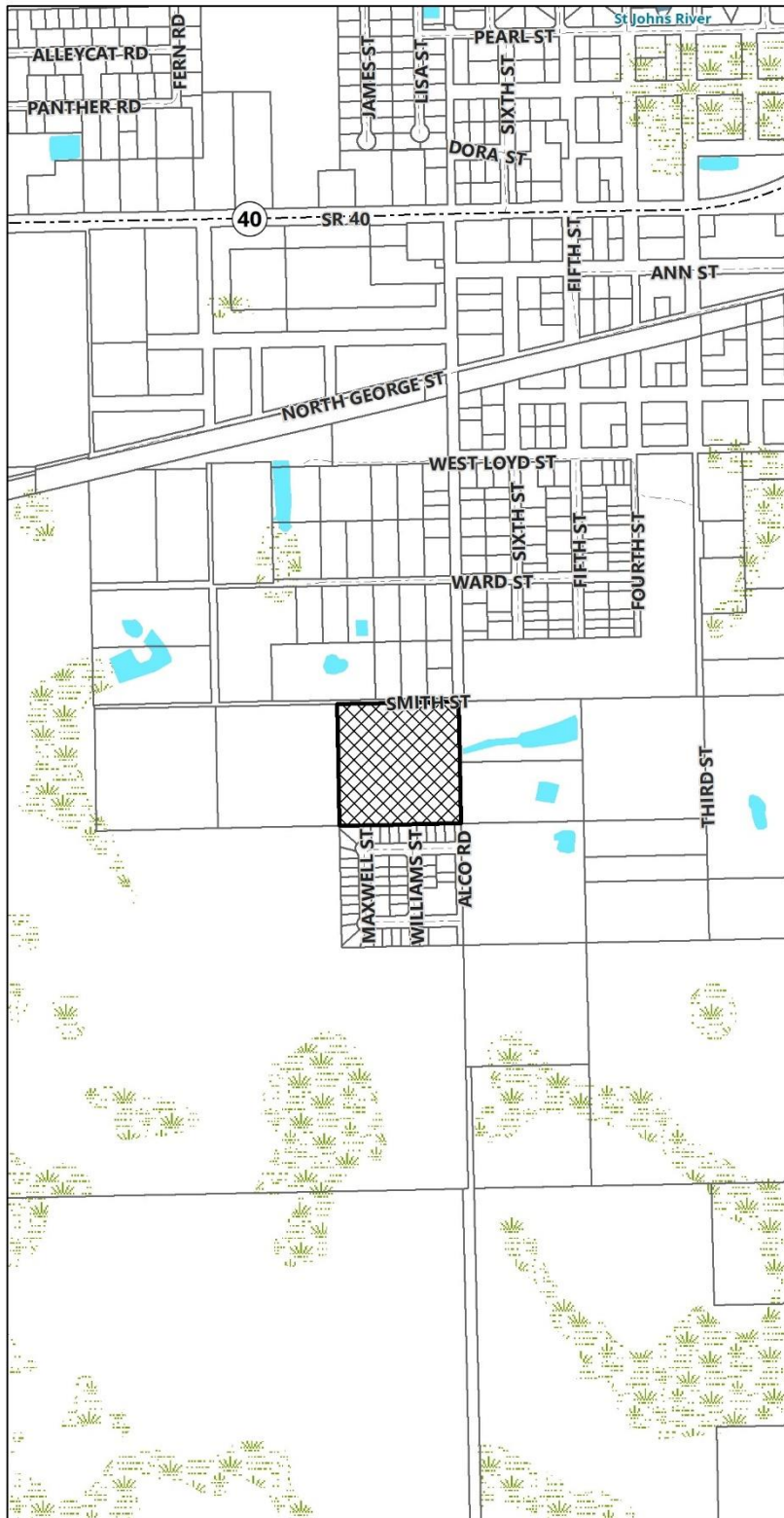
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

The request is in harmony with the general intent of the Comprehensive Plan and the 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.

Map of Subject Property



Future Land Use Map

CURRENT FUTURE LAND USE

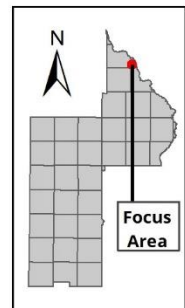


FUTURE LAND USE LEGEND

- Urban Low
- Rural Transition
- Public Service Facility Infrastructure
- Rural
- Conservation

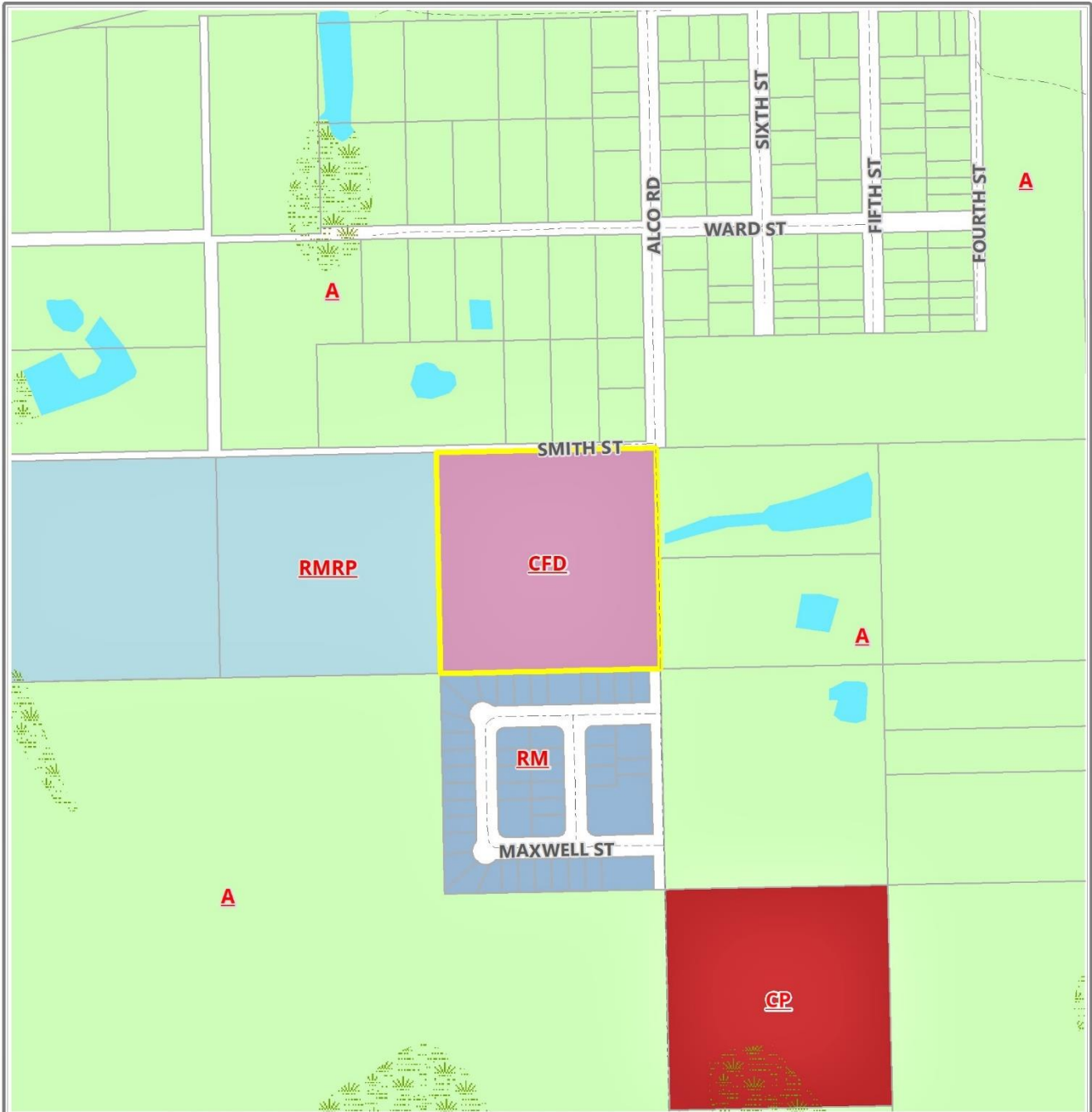
NAME: **ASTOR LIONS CLUB PARK - LCBCC PROPERTY**
CASE NUMBER: **RZ-20-22-5**
LOCATION (S-T-R): **37-15-27**
REQUEST: **AMEND COMMUNITY FACILITY DISTRICT (CFD)**

DISTRICT: **5**



Zoning Map

CURRENT ZONING



ZONING LEGEND

A RMRP RM CP CFD

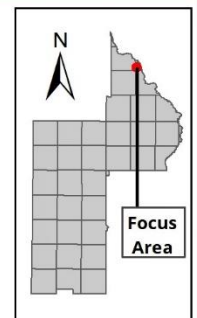
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DISTRICT: **5**

CASE NUMBER: **RZ-20-22-5**

LOCATION (S-T-R): **37-15-27**

REQUEST: **AMEND COMMUNITY FACILITY DISTRICT (CFD)**



- 1 • Athletic fields (such as multi-purpose, baseball, football)
- 2 • Pavilion
- 3 • Playground
- 4 • Restroom facilities
- 5 b. Public Library
- 6 c. Mobile Home for use by a caretaker for security purposes

7 Normal accessory uses related thereto may be approved by the County Manager or designee. Any
8 other use of the site may require approval of an amendment by the Board of County Commissioners.

- 9 **B. Open Space, Impervious Surface Ratio, and Building Height.** Open space, impervious surface
10 ratio, and building height shall be in accordance with the Comprehensive Plan, and Land
11 Development Regulations (LDR), as amended.
- 12 **C. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 13 **D. Parking Requirements.** Off-street parking must be provided in accordance with the LDR, as
14 amended.
- 15 **E. Environmental Requirements.** An environmental assessment dated within six (6) months of the
16 development application submittal date must specify the presence of vegetation, soils, threatened
17 and endangered species that may exist on the site. Any State permitting or mitigation will be required
18 before development can commence to ensure compliance with the Comprehensive Plan and LDR,
19 as amended.
- 20 **F. Commercial Design Standards.** Future development shall be in accordance with the LDR, as
21 amended.
- 22 **G. Noise.** Noise assessment shall be in accordance with the LDR, as amended.
- 23 **H. Stormwater Management.** The stormwater management system shall be designed in accordance
24 with all applicable Lake County and St. Johns River Water Management District (SJRWMD)
25 requirements, as amended.
- 26 **I. Transportation Improvements.** Transportation improvements and access management shall be in
27 accordance with the Comprehensive Plan and LDR, as amended.
- 28 **J. Lighting.** Exterior lighting must be in accordance with the LDR, as amended and consistent with
29 Dark-Sky Principles.
- 30 **K. Landscaping, Buffering, and Screening.** Landscaping, Buffering, and Screening shall be in
31 accordance with the LDR, as amended.
- 32 **L. Utilities.** Potable water and sanitary sewage service must be provided in accordance with the permit
33 provisions of the Florida Department of Health.
- 34 **M. Signage.** All signage must be in accordance with the LDR, as amended.
- 35 **N. Concurrency Management Requirements.** Any development must comply with the Lake County
36 Concurrency Management System, as amended.
- 37 **O. Development Review and Approval.** Prior to the issuance of any permits, the Applicant or
38 Developer shall be required to submit a development application for review and approval in
39 accordance with the Comprehensive Plan and LDR, as amended.

1 **Section 2. Conditions.**

2 **A.** After establishment of the facilities as provided in this Ordinance, the property may only be used for
3 the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by
4 the Lake County Board of County Commissioners.

5 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move,
6 convert, or demolish any building structure, add other uses, or alter the land in any manner within
7 the boundaries of the above described land without first obtaining the necessary approvals in
8 accordance with the Lake County Code, as amended, and obtaining the permits required from the
9 other appropriate governmental agencies.

10 **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with the land, and
11 the terms, conditions, and provisions of this Ordinance will be binding upon the present Owners and
12 any successor, and will be subject to each and every condition set out in this Ordinance.

13 **D.** The transfer of ownership or lease of any or all of the property described in this Ordinance must
14 include in the transfer or lease agreement, a provision that the purchaser or lessee is made aware
15 of the conditions established by this Ordinance and agrees to be bound by these conditions. The
16 purchaser or lessee may request a change from the existing plans and conditions by following the
17 procedures contained in the LDR, as amended.

18 **E.** The Lake County Code Enforcement Special Master will have authority to enforce the terms and
19 conditions set forth in this Ordinance and to recommend that the ordinance be revoked.

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

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

1 **Section 5. Effective Dates.** This Ordinance will become effective as provided by law.
2 **ENACTED** this _____ day of _____, 2020.
3 **FILED** with the Secretary of State _____, 2020.
4 **EFFECTIVE** _____, 2020.
5
6

7 **BOARD OF COUNTY COMMISSIONERS**
8 **LAKE COUNTY, FLORIDA**

9 _____
10 **LESLIE CAMPIONE, CHAIRMAN**
11

12
13 **ATTEST:**
14

15 _____
16 **GARY J. COONEY, CLERK OF THE**
17 **BOARD OF COUNTY COMMISSIONERS**
18 **LAKE COUNTY, FLORIDA**
19

20
21 **APPROVED AS TO FORM AND LEGALITY:**
22

23 _____
24 **MELANIE MARSH, COUNTY ATTORNEY**

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EXHIBIT "A" – LEGAL DESCRIPTION

**FOREST SERVICE TRACT NO. 1981
OCALA NATIONAL FOREST**

The North Half (N ½) of Lot 81 in Section 9 according to the map of Manhattan, a subdivision of the Moses E. Levy Grant in Townships 15 and 16 South, Ranges 27 and 28 East, Tallahassee Meridian, Lake County, Florida, said map was filed on November 15, 1911 and is recorded in Plat Book 2, Page 13, Public Records of Lake County, Florida. Containing 10 acres, more or less, and being the one and the same parcel as depicted on the plat.

Being a part of Tract No. 251 conveyed to the United States of America in a deed dated November 30, 1942, and recorded in Deed Book No. 208, Page 452, Lake County Records.

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