



COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT
OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): June 2, 2021
Board of County Commissioners (BCC) (Transmittal): June 22, 2021
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-21-03-5, Wildwoods Campground

Applicant: Jimmy D. Crawford, Esq.

Owner: David H. Rombach

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 9.33 acres from Rural to Planned Unit Development Future Land Use Category (FLUC) and amend associated Comprehensive Plan Policies to incorporate the proposed development program for the Wildwoods Campground which will include 84 RV spaces and associated facilities.

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

Case Manager: Michele Janiszewski, AICP, Chief Planner

PZB Recommendation:

Subject Property Information

Size: 9.33 Acres

Location: North of State Road 40, in the Astor area

Alternate Key No.: 1727545

Current Future Land Use: Rural

Proposed Future Land Use: Planned Unit Development

Current Zoning District: Neighborhood Commercial (C-1) & CUP #611-5

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-21-06-5]

Flood Zone: "X"

Joint Planning Area / ISBA: None

Overlay Districts: Wekiva – Ocala Rural Protection Area (RPA)
Pinecastle Military Operations Area Overlay District
Astor Park Rural Support Corridor

Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural	Agriculture (A)	Undeveloped	Pasture
South	Rural	Agriculture (A) and Neighborhood Commercial (C-1)	Vacant Residential, Commercial Uses	Shannon's Car Wash, Pizza Over Yonder, Easy Riders (Restaurant)
East	Rural	Agriculture (A)	Residential	Single-Family Dwelling Units on Large Lots
West	Rural	Agriculture (A)	Cemetery	Astor Park Cemetery

Staff Analysis

The subject property (identified by Alternate Key Number 1727545) contains approximately 9.33 gross acres with a freshwater pond. The subject property is located north of State Road 40, in the Astor area. The property obtained approval via a conditional use permit to develop the property as a 'travel trailer park and campground operation' in 1978 (CUP #611-5).

The Applicant is seeking to amend the Future Land Use Map to establish a PUD FLUC on the subject property with an associated development program to accommodate the existing uses. The draft PUD Ordinance (Attachment B) incorporates the conditions from the previous approval and includes the existing uses of the property. If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the 'Board') for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment for approval.

Standards for Review (LDR Section 14.03.03)

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

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

The **Future Land Use Element** seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County's natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The application is consistent with Comprehensive Plan Policy I-7.1.2 Vested Rights Provisions, which states that the County shall ensure that that existing rights of property owners are preserved and protected; the property has been developed and utilized as a travel trailer park for over four decades and the application will make the existing use conforming to the 2030 Comprehensive Plan.

The **Capital Improvements Element** seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The subject property is already developed and any proposed redevelopment of the site will not be issued a final development order unless there is sufficient capacity of public facilities to meet the standards for levels of service.

The **Conservation Element** is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. The application is not in conflict with the Conservation Element.

The **Economic Element** seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed amendment is not in conflict with the Economic Element.

The purpose of the **Housing Element** is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The application proposes providing 112 mobile home sites for permanent occupancy and is not in conflict with the Housing Element.

The **Intergovernmental Coordination Element** strives to promote coordination between Lake County and other local, state, regional, and federal government entities.

The goal of the **Parks and Recreation Element** is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan shows an existing recreation area and the PUD will allow recreational facilities in conjunction with the travel park. As such, the application is consistent with the Parks and Recreation Element.

The goal of the **Transportation Element** is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The application is not in conflict with the Transportation Element.

The purpose of the **Public Facilities Element** is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The application is to accommodate an existing RV park. If redeveloping the park, the proposed development will need to demonstrate that public facilities are available prior to receiving a final development order.

B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.

The proposed amendment is not in conflict with any provisions of the LDR. If the amendment is approved for transmittal, the application will be brought back before the Board with an application to rezone the property to PUD which will incorporate the applicable comprehensive plan policies and regulations.

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

The application is seeking to make the forty (40) year old RV park a conforming use to allow for redevelopment. These uses are specifically named in the draft PUD ordinance which will be codified into the Comprehensive Plan as the property's development program.

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

With the adoption of the 2030 Comprehensive Plan, the subject property was designated as Rural Future Land Use Category. The application is seeking to amend the Future Land Use Map to change the land use designation to Planned Unit Development (PUD) to accommodate the existing development.

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.

Schools

The Lake County School Board reviewed the application and did not provide any comments on the application.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

Lake County Fire Station 10 is located approximately one mile from the subject property.

Transportation Concurrency

Public Works did not identify any concerns regarding the anticipated impact on the local transportation network.

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

Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended. The wetlands on the subject property will be protected through a conservation easement.

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

There is no indication that the amendment would have an adverse impact on property values.

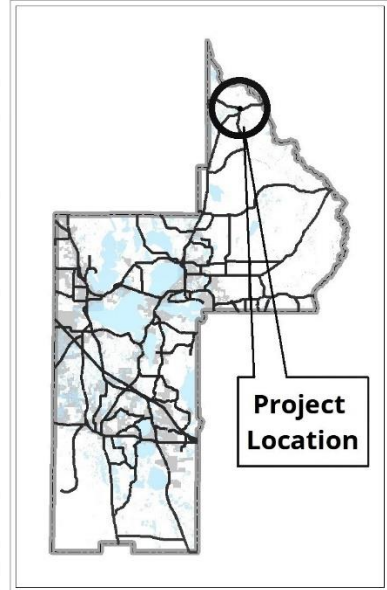
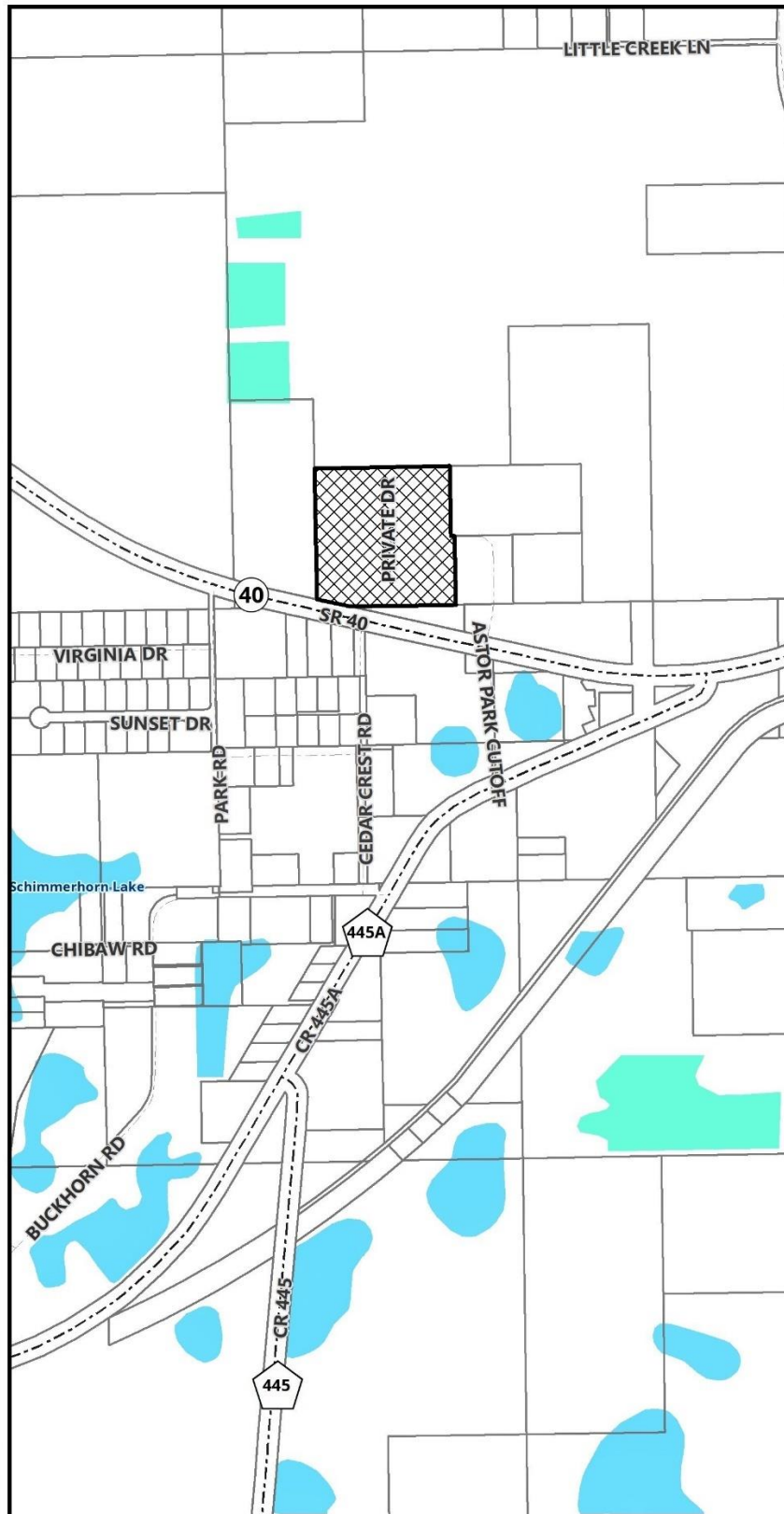
H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.

The application is to establish a PUD FLUC and zoning district on the subject property to accommodate the existing RV park. The subject property is located within a Rural Support Corridor which is developed with other commercial uses.

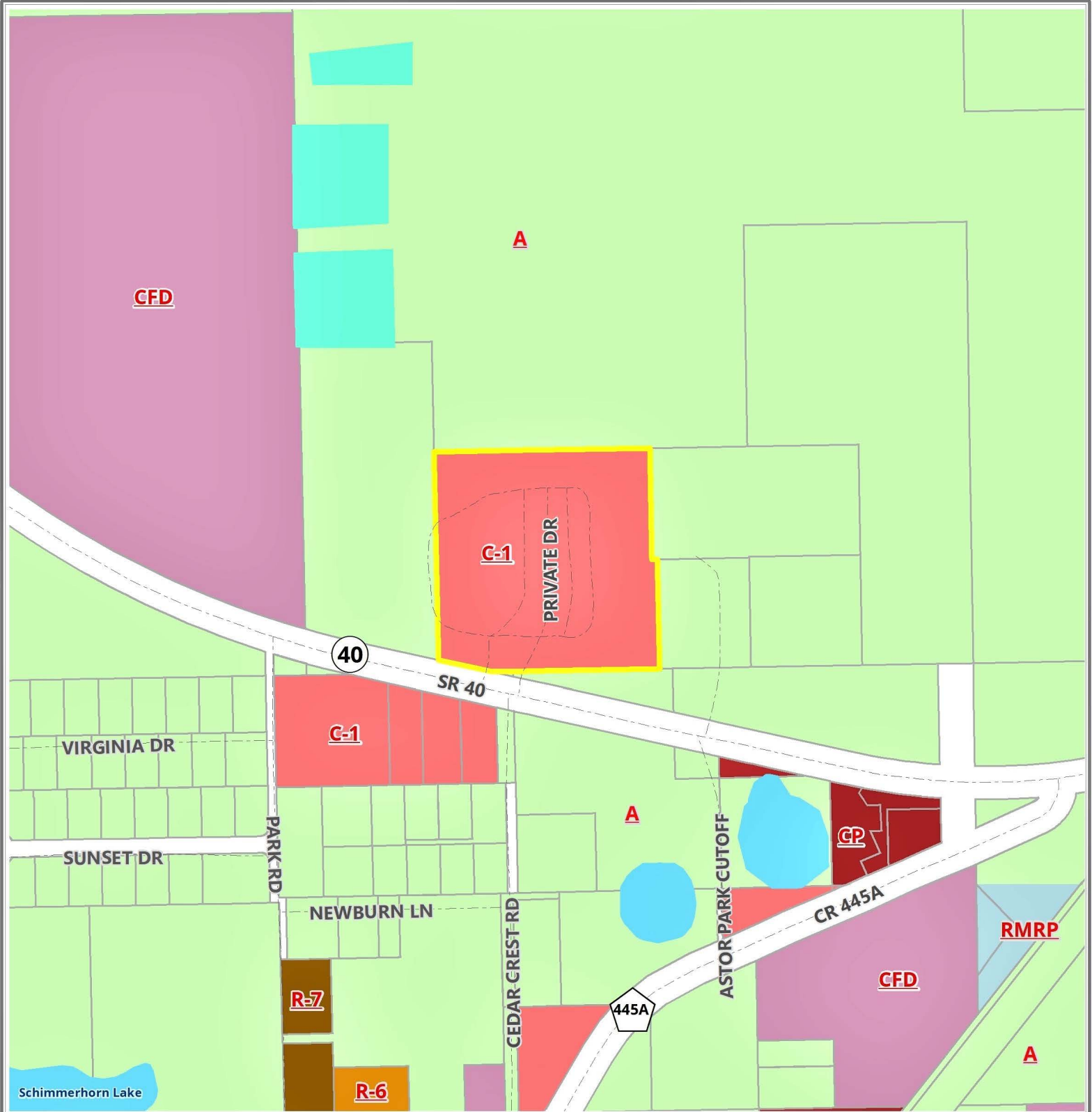
I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.

The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

Subject Property



CURRENT ZONING

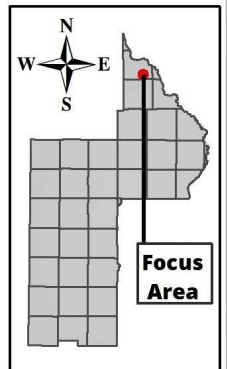


Zoning Legend

A	R-7	C-1	CFD
R-6	RMRP	GP	

NAME: **WILDWOOD CAMPGROUNDS PROPERTY**
CASE NUMBER: **FLU-21-03-5**
LOCATION (S-T-R): **37-15-27**
REQUEST: **RURAL TO PLANNED UNIT DEVELOPMENT**

DISTRICT: **5**



CURRENT FUTURE LAND USE



Future Land Use

 Rural  Conservation  Public Service Facility Infrastructure

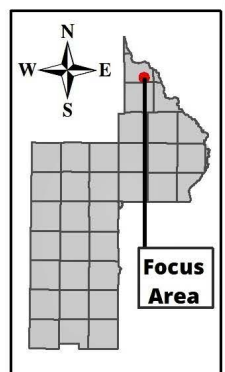
NAME: **WILDWOOD CAMPGROUNDS PROPERTY**

DISTRICT: **5**

CASE NUMBER: **FLU-21-03-5**

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





REQUEST: **RURAL TO PLANNED UNIT DEVELOPMENT**



PROPOSED FUTURE LAND USE



Future Land Use

- | | |
|---|--|
|  Planned Unit Development |  Conservation |
|  Rural |  Public Service Facility Infrastructure |

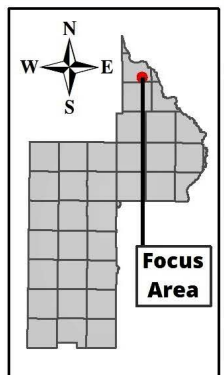
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REQUEST: **RURAL TO PLANNED UNIT DEVELOPMENT**



ORDINANCE 2021 – XX
FLU-21-03-5
Wildwoods Campground

1 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**
2 **AMENDING THE FUTURE LAND USE MAP FROM RURAL TO PLANNED UNIT DEVELOPMENT**
3 **FUTURE LAND USE CATEGORY FOR A 9.33 ACRE PROPERTY LOCATED NORTH OF STATE**
4 **ROAD 40 IN THE ASTOR AREA, AS DESCRIBED IN THIS ORDINANCE; AMENDING**
5 **COMPREHENSIVE PLAN POLICY I-7.14.4 ENTITLED ‘PLANNED UNIT DEVELOPMENT LAND USE**
6 **CATEGORY’ TO INCLUDE THE WILDWOODS CAMPGROUND PLANNED UNIT DEVELOPMENT**
7 **AND ASSOCIATED DEVELOPMENT PROGRAM; PROVIDING FOR PUBLICATION AS REQUIRED**
8 **BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND**
9 **PROVIDING FOR AN EFFECTIVE DATE.**

10
11 **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal
12 planning, and land development regulation in the State of Florida; and

13 **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County
14 Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the
15 county”; and

16 **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25th day of May 2010, the
17 Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030
18 Comprehensive Plan; and

19 **WHEREAS**, on the 23rd day of July 2010, the State of Florida Department of Community Affairs, now
20 known as the Community Planning and Development Division of the Florida Department of Economic
21 Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In
22 Compliance" with Chapter 163, Florida Statutes; and

23 **WHEREAS**, on the 22nd day of September 2011, the Lake County 2030 Comprehensive Plan
24 became effective and designated the property as part of the Rural Future Land Use Category; and

25 **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of
26 Comprehensive Plan Amendments; and

27 **WHEREAS**, on the 2nd day of June 2021, this Ordinance was heard at a public hearing before the
28 Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

29 **WHEREAS**, on the 22nd day of June 2021, this Ordinance was heard at a public hearing before the
30 Lake County Board of County Commissioners for approval to transmit to the state planning agency and other
31 reviewing agencies; and

32 **WHEREAS**, on the XX day of XXXX 2021, this Ordinance was heard at a public hearing before the
33 Lake County Board of County Commissioners for adoption; and

34 **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt
35 the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

36 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
37 Florida, that:

1 **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan
 2 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,
 3 described in Exhibit “A” attached and incorporated in this Ordinance, from Urban Low and Urban Medium to
 4 Planned Unit Development Future Land Use Category.

5
 6 **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,
 7 Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:
 8

9 **Policy I-7.14.4 Planned Unit Development Land Use Category**

10 The following land use table details the development program, including the maximum densities and intensities,
 11 for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-73
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020 - 65
<u>FLU-21-03-5</u>	<u>Wildwoods Campground</u>	<u>Rural</u>	<u>84 RV spaces, Three (3) dwelling units and accessory uses</u>	<u>2021 - XX</u>

12
 13 **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,
 14 Florida Statutes.

15
 16 **Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any
 17 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect
 18 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent
 19 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of
 20 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts
 21 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any
 22 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding
 23 shall not affect the applicability thereof to any other person, property or circumstances.

1 **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not timely
2 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan
3 amendment package is complete. If timely challenged, this amendment shall become effective on the date
4 the state land planning agency or the Administration Commission enters a final order determining this
5 adopted amendment to be in compliance. No development orders, development permits, or land uses
6 dependent on this amendment may be issued or commence before it has become effective. If a final order
7 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made
8 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to
9 the state land planning agency.

10
11 ENACTED this ____ day of _____, 2021.

12
13 FILED with the Secretary of State _____, 2021.

14
15
16 BOARD OF COUNTY COMMISSIONERS
17 LAKE COUNTY, FLORIDA

18
19
20
21 _____
22 Sean M. Parks, Chairman

23
24
25 ATTEST:

26 _____
27 Gary J. Cooney, Clerk
28 Board of County Commissioners of
29 Lake County, Florida

30
31 Approved as to form and legality:

32
33
34 _____
35 Melanie Marsh, County Attorney
36

1

Exhibit “A” – Legal Description

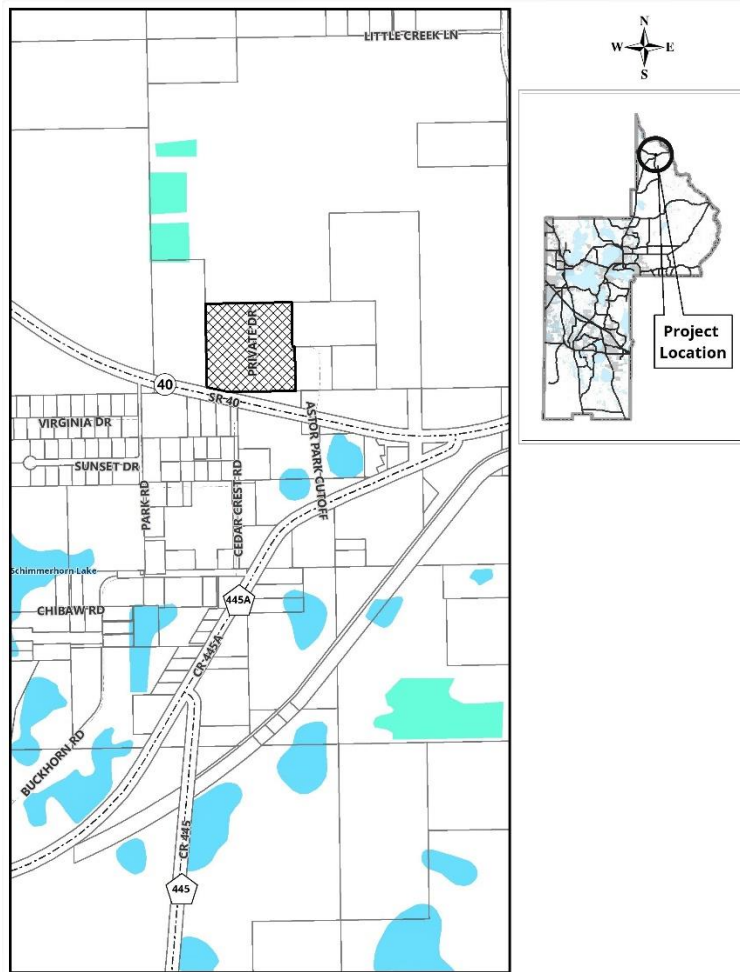
PARCEL NO. 1: THAT PART OF THE EAST 264 FEET OF THE SOUTH 1/2 OF LOT 13, IN SECTION 7, IN MANHATTAN, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 40.

PARCEL NO. 2: BEGIN AT THE SOUTHWEST CORNER OF LOT 14, IN SECTION 7, IN MANHATTAN, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN EAST 108 FEET: THE NCE NORTH 660 FEET: THE NCE WEST 108 FEET: THE NCE SOUTH 660 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART THEREOF LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. 40.

PARCEL NO. 3: THE EAST 266.02 FEET OF THE WEST 374.02 FEET OF THE NORTH 333 FEET OF THE SOUTH 1/2 OF LOT 14, IN SECTION 7, IN MANHATTAN, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NO. 4: THE EAST 282.72 FEET OF THE WEST 390.72 FEET OF THE SOUTH 327 FEET OF LOT 14, IN SECTION 7, IN MANHATTAN, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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