



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): September 1, 2021
Board of County Commissioners (BCC): October 5, 2021

Case No. and Project Name: RZ-21-06-5 Wildwood Campground

Applicant: Jimmy D. Crawford, Esq.

Owner: David H. Rombach

Requested Action: Rezone approximately 9.33 acres from Neighborhood Commercial (C-1) to Planned Unit Development (PUD) to accommodate the existing Wildwood travel trailer campground.

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan.

Case Manager: Michele Janiszewski, 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 [Separate Application - See RZ-21-06-5]

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

Proposed Zoning District: Planned Unit Development (PUD)

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

Direction	Future Land Use	Zoning	Existing Use	Comments
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 incorporates the conditions from the previous approval and includes the existing uses of the property. The Board of County Commissioners (the ‘Board’) approved transmittal of the Future Land Use Amendment to the Department of Economic Opportunity (DEO) and other reviewing agencies on June 22, 2021. Both applications will be presented to the Board for consideration on October 5, 2021.

Standards for Review (LDR Section 14.03.03)

- A. Whether the proposed rezoning is in conflict with any applicable provisions of the Code.**
The application is consistent with the current development standards contained within the LDR.
- B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan.**
The proposed rezoning is consistent with all elements of the Comprehensive Plan.
- C. Whether, and the extent to which, the proposed rezoning 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 a rezoning.**
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 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.**
The rezoning will not adversely impact the County’s adopted levels of service for schools, parks, recreation, police, drainage, solid waste, and fire and emergency medical facilities. Any future development of this property will require an analysis to demonstrate that the proposed development does not adversely impact the County’s adopted levels of service.

Water and Sewer

The existing development is serviced by a private well and onsite sewer treatment plan.

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 rezoning would result in significant adverse 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 rezoning would affect the property values in the area.

There is no indication that the rezoning application will affect 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 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.

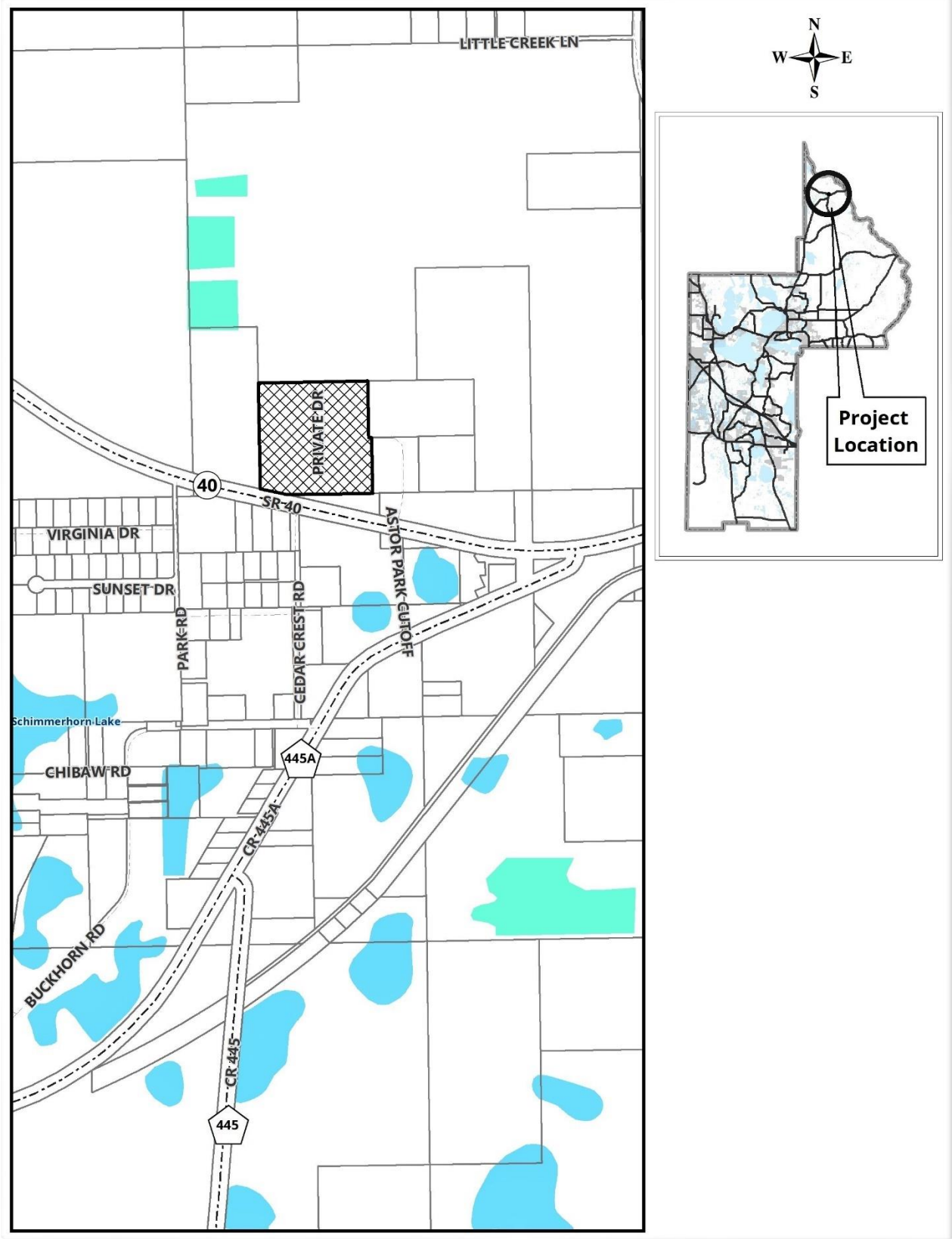
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations.

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.

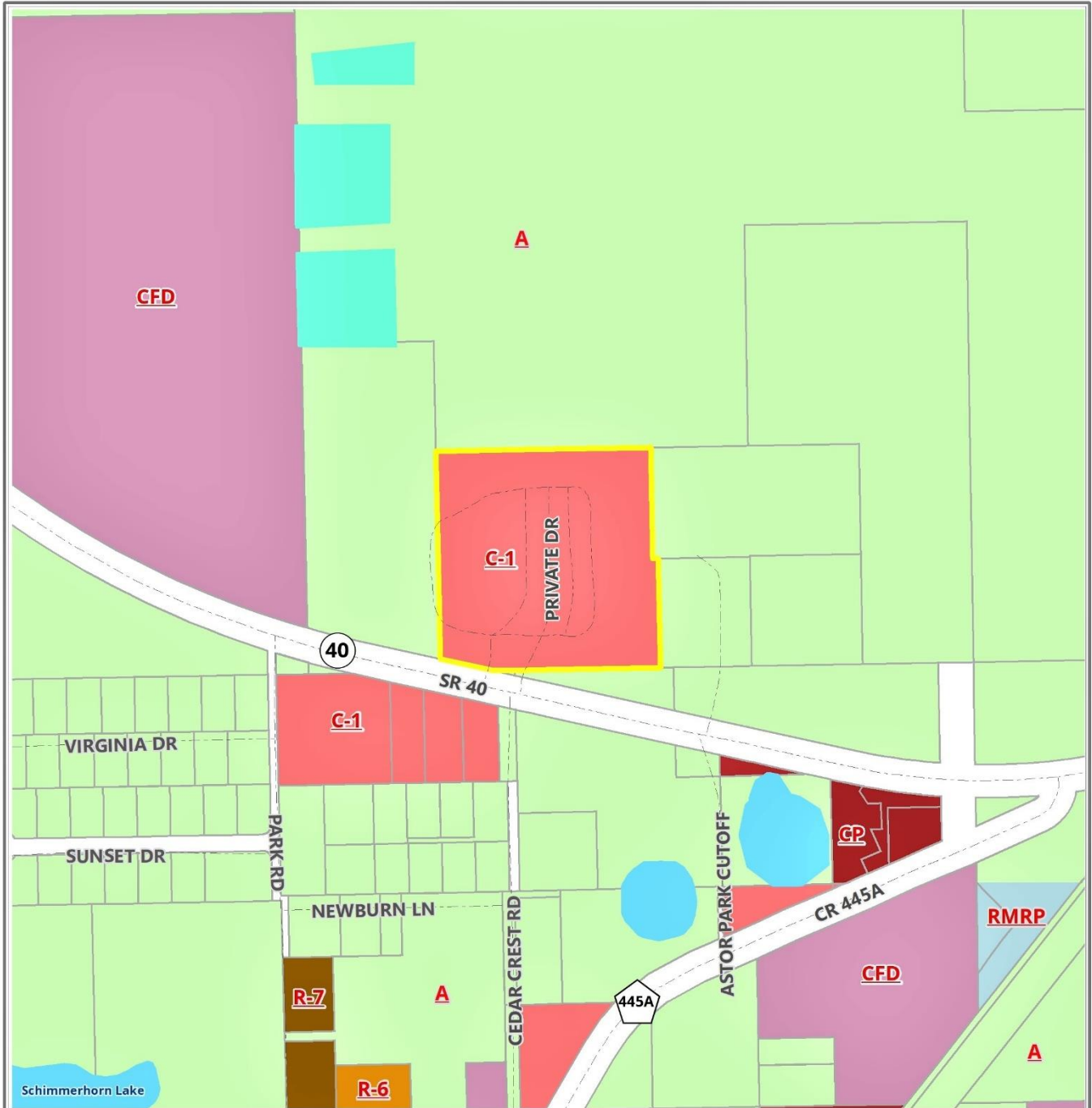
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

Not at this time.

Map of Subject Property



CURRENT ZONING



Zoning Legend

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

NAME: WILDWOOD CAMPGROUNDS PROPERTY

DISTRICT: 5

CASE NUMBER: RZ-21-06-5

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

REQUEST: NEIGHBORHOOD COMMERCIAL (C-1) TO PLANNED UNIT DEVELOPMENT (PUD)

CURRENT FUTURE LAND USE



Future Land Use

-  Rural
-  Conservation
-  Public Service Facility Infrastructure

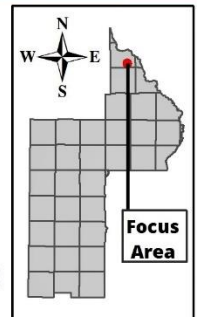
NAME: WILDWOOD CAMPGROUNDS PROPERTY

DISTRICT: 5

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

REQUEST: NEIGHBORHOOD COMMERCIAL (C-1) TO PLANNED UNIT DEVELOPMENT (PUD)



ORDINANCE 2021 - XX
Wildwood Campground PUD
RZ-21-06-5

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jimmy Crawford, Esq., (the “Applicant”) submitted a rezoning application and a large-scale future land use map amendment application on behalf David H. Rombach, (the “Owner”), to amend the Future Land Use Map Rural to Planned Unit Development (PUD) on 9.33 acres, and rezone approximately 9.33 acres from Neighborhood Commercial (C-1) & CUP #611-5 to Planned Unit Development District (PUD) to accommodate the existing Wildwood Campground; and

WHEREAS, the subject property consists of approximately 9.33 +/- acres located north of State Road 40, in the Astor area in Section 37, Township 15 South, Range 27 East, known as Alternate Key Number 1727545, and more particularly described in Exhibit A; and

WHEREAS, the adoption of this new ordinance shall revoke CUP 611-5, including all previous versions; and

WHEREAS, the Lake County Zoning Board did on the 1st day of September 2021 review Petition RZ-21-06-5; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 5th day of October 2021; and

WHEREAS, this application was presented to the Board of County Commissioners of Lake County, Florida, concurrently with the current application to amend the Future Land Use Map (FLUM) to change the Future Land Use Category on the 5th day of October 2021; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

WHEREAS, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

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

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to Planned Unit Development (PUD) on the subject property. The uses of the property shall be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this Ordinance shall take precedence.

A. Permitted Land Uses.

1. Travel Trailer Camp and campground facilities to include the following uses:

- 1 a. 84 spots for Recreational Vehicles (RVs).
- 2 b. Three single-family dwelling unit for caretaker's residences.
- 3 c. Office Building / Registration Building for the campground.
- 4 d. Bathhouses and sanitary facilities for use of the inhabitants.
- 5 2. Active and Passive Recreational uses including, not limited to, recreation center and
- 6 shuffle board courts.
- 7 3. Accessory uses directly associated with the above uses may be approved by the
- 8 County Manager or designee. Any other use of the site not specified above shall require
- 9 approval of an amendment to this Ordinance by the Board of County Commissioners.

10 **B. Development Standards & Conditions.** The development standards shall be as follows:

11 1. Development Conditions.

- 12 a. Impervious Surface Ratio for the development shall not exceed 0.35.
- 13 b. The maximum building height shall not exceed forty (40) feet.
- 14 c. The entire park must be enclosed by a fence six (6) feet in height and shall
- 15 be maintained on all sides except road frontage.

16 2. RV & dwelling unit Spaces.

- 17 a. At no time shall any trailer be parked closer than ten (10) feet to any other
- 18 travel trailer, temporary living quarters, mobile home, or other structure
- 19 within such park.
- 20 b. RV and Mobile Home Spaces shall contain a minimum of 2,400 square feet.
- 21 c. Additions / accessory structures on the RV spaces are limited to screen
- 22 rooms, patios, awnings, vinyl windows, and storage sheds.

23 **C. Parking Requirements.**

- 24 1. One parking space for each RV space or any other living quarters.
- 25 2. One parking space for each 400 square feet of recreational building area.

26 **D. Landscaping Requirements.** Landscaping and screening shall be in accordance with the

27 Comprehensive Plan and Land Development Regulations (LDR), as amended.

28 **E. Transportation.** All access management shall be in accordance with the Comprehensive Plan

29 and the LDR, as amended.

1 **F. Environmental.**

- 2 1. The existing open body of water and wetland area on the subject property shall not be
3 mitigated and shall be placed in a conservation easement. The conservation easement
4 shall allow water dependent structures within the wetlands.
- 5 2. Existing structures and lot areas which encroach into the fifty (50) foot setback may
6 remain but may not be expanded to further encroach into the wetland setback.
- 7 3. All new development shall maintain a fifty (50) foot upland buffer around the wetlands
8 which shall be included in the conservation easement. Uses within the upland buffer
9 are limited to passive recreation activities, limited stormwater facilities, water
10 dependent structures, activities which slow or eliminate soil erosion problems, and
11 wildlife monitoring stations.
- 12 4. All portions of water dependent structures which will be immersed in or touch wetlands
13 and/or surface waters shall be constructed from materials that will not degrade water
14 quality of the wetland and/or surface water, such as, but not limited to non-treated wood
15 and concrete.

16 **G. Stormwater Management.** The stormwater management system shall be designed in
17 accordance with all applicable Lake County and St. Johns River Water Management District
18 (SJRWMD) requirements, as amended.

19 **H. Signage.** All signs shall be consistent with the LDR, as amended.

20 **I. Utilities.** Upon adequate demonstration of sufficient capacity, acceptable to Lake County, the
21 existing well and sewage plant use may continue to be utilized. Further expansion of the park
22 may require connection to central utilities.

23 **J. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the
24 issuance of any development order, consistent with the LDR, as amended. Impact fees shall
25 be paid in accordance with Lake County Code and the LDR, as amended.

26 **K. Development Review and Approval.**

- 27 1. Prior to the issuance of any permits, the Owners will be required to submit a Master
28 Park Plan, generally consistent with EXHIBIT B - Conceptual Plan, for review and
29 approval in accordance with the Comprehensive Plan and LDR, as amended.
- 30 2. A proposed amendment to an approved PUD land use designation that increases the
31 approved intensities or densities of the PUD without a corresponding decrease in
32 another portion of the PUD and resulting in greater off-site impacts shall require an
33 amendment to the Comprehensive Plan.

34 **L. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references
35 in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County

1 Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code,
2 Plans, and/or Regulations.

3 **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

4 **A.** After establishment of the facilities as provided herein, the property shall only be used for the
5 purposes named in this Ordinance. Any other proposed use must be specifically authorized by
6 the Board of County Commissioners.

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

12 **C.** This Ordinance shall inure to the benefit of and shall constitute a covenant running with the land
13 and the terms, conditions, and provisions hereof, and shall be binding upon the present Owners
14 and any successors and shall be subject to each and every condition herein set out.

15 **D.** Construction and operation of the proposed use shall always comply with the regulations of this
16 and other governmental permitting agencies.

17 **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall
18 be included in the transfer or lease agreement, a provision that the purchaser or lessee is made
19 good and aware of the conditions established by this Ordinance and agrees to be bound by
20 these conditions. The purchaser or lessee may request a change from the existing plans and
21 conditions by following procedures contained in the LDR, as amended.

22 **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms
23 and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

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

27
28 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this
29 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,
30 Florida Statutes.
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1 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.
2

3 ENACTED this _____ day of _____, 2021.
4

5 FILED with the Secretary of State _____, 2021.
6

7 EFFECTIVE _____, 2021.
8

9
10 **BOARD OF COUNTY COMMISSIONERS**
11 **LAKE COUNTY, FLORIDA**
12

13
14 _____
15 **Sean M. Parks, Chairman**
16

17
18 **ATTEST:**
19

20
21 _____
22 **Gary J. Cooney, Clerk of the**
23 **Board of County Commissioners**
24 **Lake County, Florida**
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28 **APPROVED AS TO FORM AND LEGALITY**
29

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31 _____
32 **Melanie Marsh, County Attorney**
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EXHIBIT A. Legal Description.

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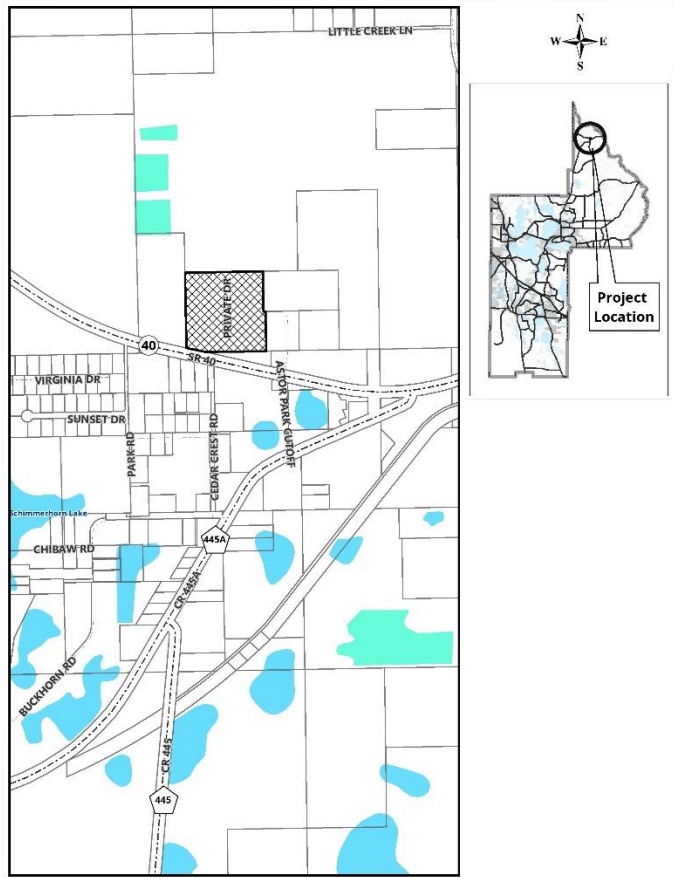
PARCEL NO. 1: THAT PART OF THE EAST 264 FEET OF THE SOUTH 1/2 OF LOT 13, IN SECTION 7, IN MANHATTAN, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY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