



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): March 5, 2025
 Board of County Commissioners (BCC): April 1, 2025

Case No. and Project Name: PZ2024-255, Ford Vacant Property

Applicant(s)/Owner: James Bernard Ford III

Requested Action: Rezone approximately 1.31 +/- acres from Urban Residential (R-6) District to Neighborhood Commercial (C-1) District to facilitate the sale of the property.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 1.31 +/- acres

Location: Corner lot located on Northern Avenue in the unincorporated Leesburg area

Alternate Key No.: 1180660

Future Land Use: Urban Medium Density (Attachment "A")

Current Zoning District: Urban Residential (R-6) District (Attachment "B")

JPA/ISBA: Leesburg ISBA

Overlay/Rural Protection Area: Economic Overlay District

Adjacent Future Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Medium Density	Planned Unit Development (PUD)	Right-of-Way, Civic, Residential and Recreational	Church of God, Residential and Recreational uses north of Northern Avenue
South	Urban Medium Density	Planned Commercial (CP) and Urban Residential (R-6)	Commercial	Multi-story Office
East	Urban Medium Density	Planned Commercial (CP)	Commercial	Indoor and Outdoor Storage
West	Urban Medium Density	Community Facility District (CFD)	Right-of-Way and Civic Use	Church of God

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1180660 and contains approximately 1.31 +/- acres. The subject property is generally located on a corner lot on the south and east sides of Northern Avenue in the unincorporated area of Leesburg. The +/- 1.31-acre property is currently zoned Urban Residential (R-6) District; is designated with an Urban Medium Density Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Economic Overlay District. The subject parcel is a vacant parcel of land (Attachment "C").

The Applicant seeks approval to rezone the subject property from R-6 to Neighborhood Commercial (C-1) District to facilitate future development.

The subject property is located within the Leesburg Interlocal Service Boundary Agreement (ISBA) and the application was provided to the City of Leesburg for review and comment. The City of Leesburg had no comments on the proposed rezoning.

For background purposes, prior to August 2017 the subject property was zoned C-1 much like several of the parcels along Northern Avenue in this area. On August 30, 2017, the Board of County Commissioners rezoned the subject property to its current designation of R-6 in accordance with Ordinance 2017-34 to facilitate the construction of a triplex.

- Staff Analysis -

LDR Section 14.05.03 (Standards for Review)

A. Whether the rezoning conflicts with any applicable provisions of the Code (Land Development Regulations).

The rezoning request is consistent with LDR Section 3.00.02, which outlines the Purpose and Intent of the C-1 zoning district. The purpose of the C-1 District is to provide limited retail services of a convenience nature, serving a rural community or residential area or neighborhood. With properties in this area being both residential and commercially zoned, this request meets the intent of the requested zoning.

The rezoning request is consistent with LDR Section 3.00.03 entitled Consistency of Zoning District with Land Use Classifications, and Table 3.00.03 entitled Land Use – Zoning Matrix, which identifies the C-1 District as an allowed use within the Urban Medium Density FLUC.

New development will be required to meet all criteria specified in the LDR, as amended. Any use proposed at the site plan stage of the development process will need to be consistent with Section 3.01.03 entitled Schedule of Permitted and Conditional Uses for the C-1 District.

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

The application seeks to rezone the property from R-6 to C-1. The current Future Land Use category for the property is Urban Medium. This category allows residential and some commercial, civic and office uses at an appropriate scale.

The request is consistent with Comprehensive Plan Policy I-1.3.10 entitled Commercial Activities Within the Urban Future Land Use Series, which states that this area is to accommodate commercial activities that provide goods and services, with consideration to economic benefits and environmental impacts to the County and defines Commercial as commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The proposed rezoning request is consistent with adjacent neighboring properties. As previously mentioned, several parcels along Northern Avenue are zoned CP or C-1 District. There are also parcels zoned for residential use to potentially support some commercial uses in the area. Furthermore, there are other parcels zoned PUD and CFD developed with civic uses which would also support the proposed commercial uses in the area.

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

The Applicant wishes to rezone the property and sell the property for future development. The surrounding area is zoned for commercial uses and the civic and residential uses of the adjoining parcel would potentially support the proposed commercial 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.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The City of Leesburg has provided documentation (Attachment "C") indicating that city water is available with an extension at the Applicant's expense. Policy IX-2.2.2 of Comprehensive Plan entitled Mandatory Central Water Connection requires new development within the Urban Future Land Use Series to connect to a public water system, when available.

Policy IX-3.1.2 of the Comprehensive Plan entitled Mandatory Sewer Connection states that new development within the Urban Future Land Use Series is required to connect to a public sanitary sewer system if available. As stated in the utility notification, sewer is not available, and the City of Leesburg is willing to grant a waiver for sewer.

Schools

The proposed request is not anticipated to adversely impact school capacity of levels of service.

Parks

The proposed request is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

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

Public Safety

Lake County Fire Station #71 is located .21 miles from the subject property and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during any future site plan review process, should the rezone be approved by the Board.

Transportation

Transportation concurrence cannot be determined at this time as no specific use has been identified.

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

An environmental assessment will be required to be submitted with any future site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR).

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

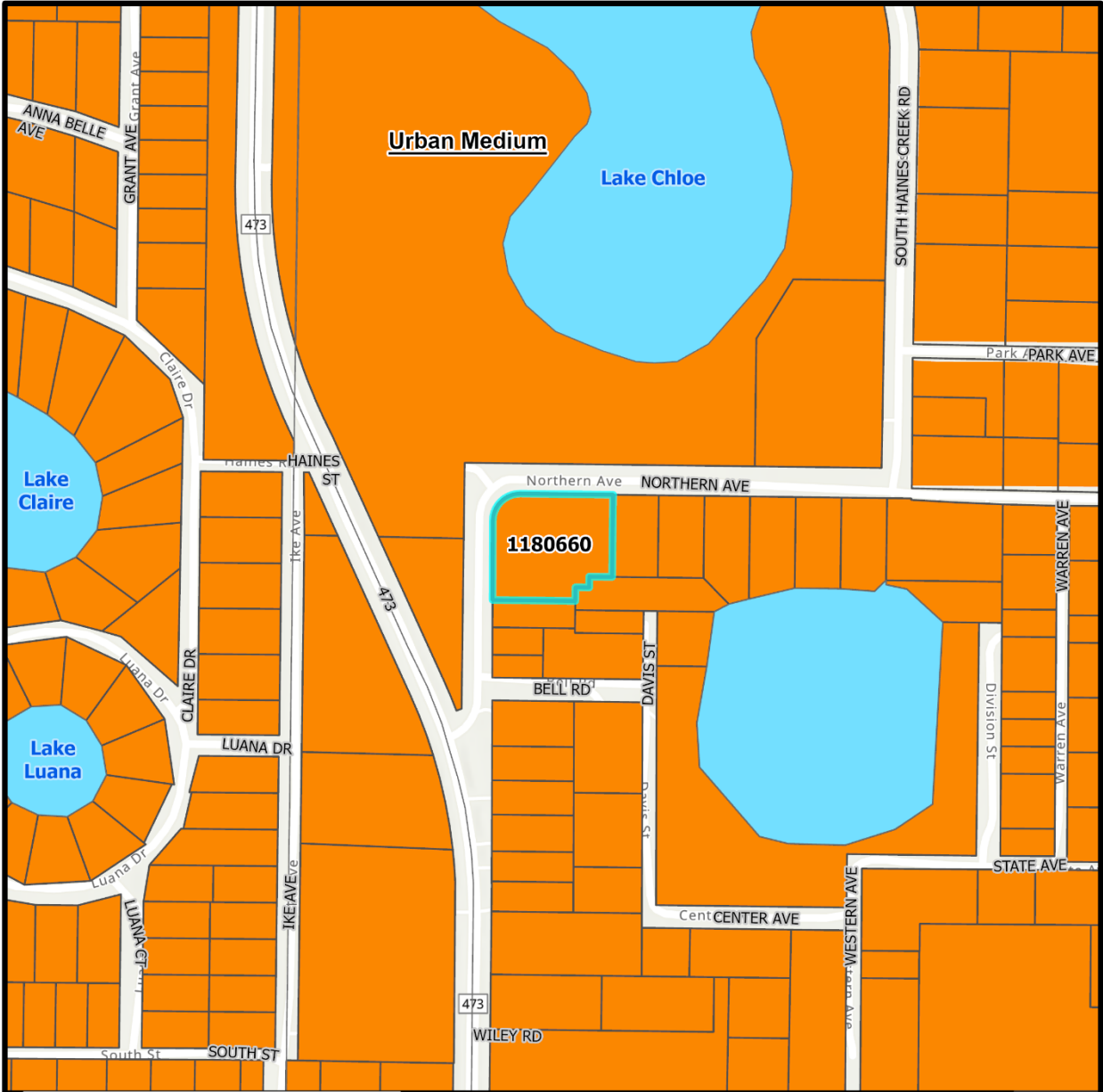
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

H. 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.

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



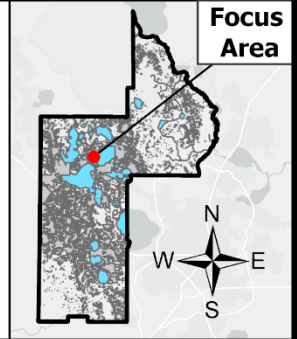
Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2024-255\Ford\Map\Map\Map.aprx

FLU

Urban Medium SubjectProperty

NAME: FORD PROPERTY
CASE NUMBER: RZ-PZ2024-255
LOCATION (S-T-R): 13-19-25
REQUEST: REZONE FROM R-6 TO COMMERCIAL

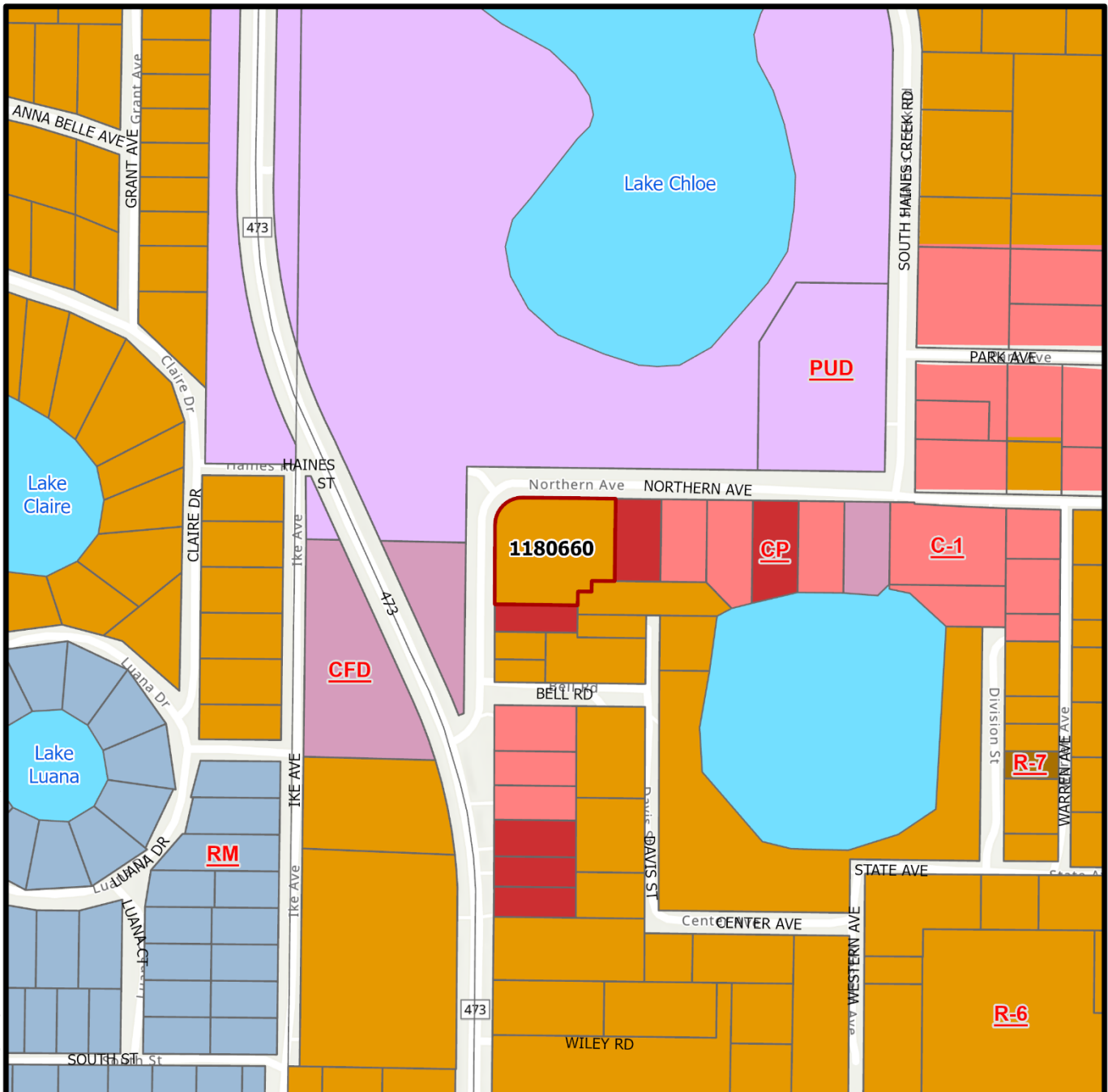
DISTRICT: 3



1/15/2025

Attachment "B" – Zoning District Map

CURRENT ZONING

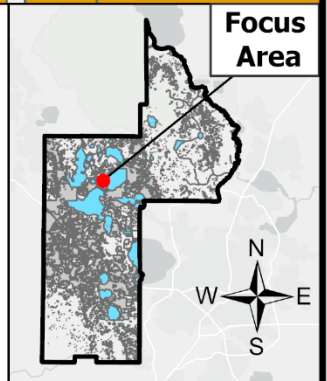


Zoning

- | | | | |
|-----|-----|----|------------------|
| R-6 | RM | CP | PUD |
| R-7 | C-1 | CF | Subject Property |

NAME: FORD PROPERTY
CASE NUMBER: RZ-PZ2024-255
LOCATION (S-T-R): 13-19-25
REQUEST: REZONE FROM R-6 TO COMMERCIAL

DISTRICT: 3



Attachment "C" – Utility Notification Request



Office of Planning and Zoning

Utility Notification

ALT Key
1180660

In an effort to assure governmental cooperation and assistance in the use of approved utility facilities, Lake County shall, per Land Development Regulations, Section 6.12.00, require connection to those facilities upon development, within 1,000 feet of an approved central sewage system and/or within 300 feet of an approved central water system.

The owner of the following property has either a pending public hearing, commercial project under review or is in the process of obtaining a permit. It is understood that a one-day turn around for this information is required so that delays for issuance will be minimized.

Please acknowledge the availability to serve the following property with central utility systems.

The applicant is proposing the following:

Single-Family Dwelling _____ Multi-Family Units _____ Duplex _____ Commercial X

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section _____ Township _____ Range _____ Alt Key # _____

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage IS NOT within 1,000 feet of the above described property.

(is or is not)

Hook up to Central Water IS within 300 feet of the above described property.

(is or is not)

The City of LEESBURG, will provide immediate hook up to this property for:

Central Sewage: Yes _____ No ✓ Central Water: Yes ✓ No _____
Will the connection to the central sewage system be via a _____ gravity line or a _____ force main/pump?

Wellfield Protection:

To protect the principal source of water in Lake County, per section 6.03.00 of the Land Development Regulations, the area within 1,000 feet radius shall be considered a wellhead protection area.

This property is _____ or is not _____ within 1,000 feet of an existing or future wellhead.

Please attach any conditions that affect the availability of provision of service to this property.

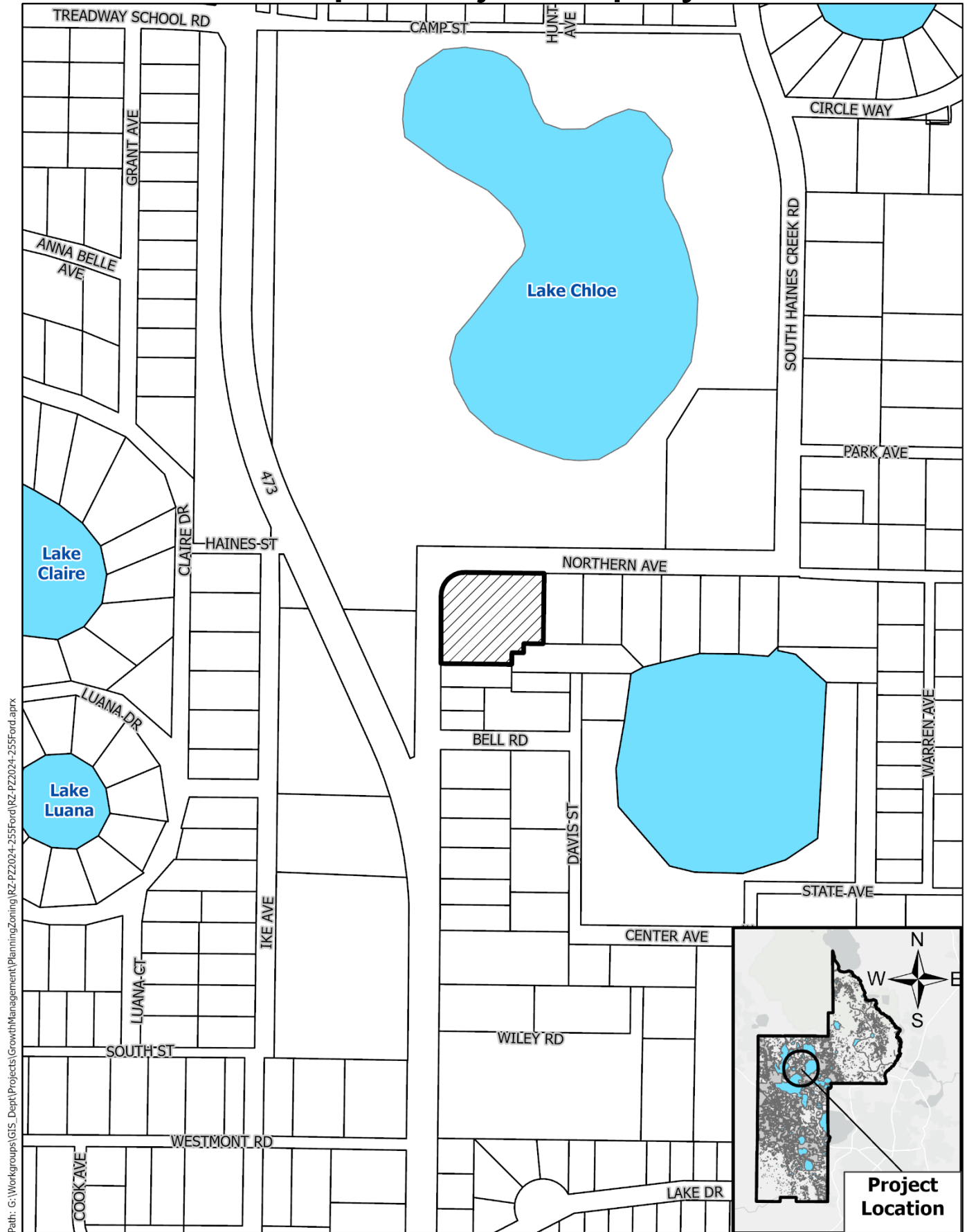
City Official or Private Provider Signature _____

Print Name, Title and Entity: Ryan Gordon, Permit Director Date 22 Jan 2025

Please return this completed form to the Office of Planning & Zoning via facsimile to (352) 343-9767, or email it to zoning@lakecountyfl.gov.

To be completed by County staff:	Staff Name: _____
Date Received: _____	Address #: _____ Project Name: _____

Map of Subject Property



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\ZR-PZ2024-255Ford\ZR-PZ2024-255Ford.aprx

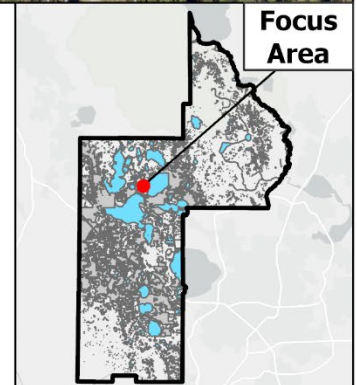
Aerial Map of Subject Property

RZ-PZ2024-255
Ford Property



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Rezone from R-6 to Commercial



ORDINANCE #2025 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING 1.31 +/- ACRES FROM URBAN RESIDENTIAL (R-6) DISTRICT TO NEIGHBORHOOD COMMERCIAL (C-1) DISTRICT TO FOR PROPERTY IDENTIFIED AS ALTERANTE KEY NUMBER 1180660, LOCATED IN SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, James Bernard Ford III, (the "Owner") submitted an application to rezone the subject property from Urban Residential (R-6) District to Neighborhood Commercial (C-1) District; and

WHEREAS, the subject property consists of approximately 1.31 +/- acres, located on a corner lot on the south of and east sides of Northern Avenue, in the Leesburg area of unincorporated Lake County, in Section 13, Township 19 South, Range 25 East, identified by Alternate Key Number 1180660, and more particularly described in Exhibit "A"; and

WHEREAS, the subject property is located within the Urban Medium Future Land Use Category, as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

WHEREAS, on the 22nd day of August 2017, the Lake County Board of County Commissioners approved a rezoning from Neighborhood Commercial (C-1) to Urban Residential (R-6) for the construction of a triplex; and

WHEREAS, the Lake County Planning & Zoning Board reviewed Petition PZ2024-255 on the 5th day of March 2025, after giving notice of the hearing on the petition for a change in zoning, including notice that the petition would be presented to the Board of County Commissioners of Lake County, Florida, on the 1st day of April 2025; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, staff report, 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 rezone the subject property from Urban Residential (R-6) District to Neighborhood Commercial (C-1) District. Ordinance #2017-34 and all previously approved ordinances will be superseded and replaced upon the adoption of this new ordinance.

1 **Section 2. Development Review and Approval.** Prior to the issuance of permits, the Applicant
2 shall submit a site plan application for and receive necessary final development order
3 approvals as provided in the Lake County Comprehensive Plan and Land
4 Development Regulations (LDR), as amended.

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

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

11 **Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the public
12 records of Lake County, Florida. The Applicant shall be responsible for all recording
13 fees.

14 **ENACTED** this _____ day of _____, 2025.

15
16 **FILED** with the Secretary of State _____, 2025.

17
18 **EFFECTIVE** _____, 2025.

19
20 **BOARD OF COUNTY COMMISSIONERS**
21 **LAKE COUNTY, FLORIDA**

22
23
24
25 _____
26 **LESLIE CAMPIONE, CHAIRMAN**

27 **ATTEST:**

28 _____
29 **GARY COONEY, CLERK OF THE**
30 **BOARD OF COUNTY COMMISSIONERS**
31 **LAKE COUNTY, FLORIDA**

32
33 **APPROVED AS TO FORM AND LEGALITY:**

34
35 _____
36 **MELANIE MARSH, COUNTY ATTORNEY**

1

EXHIBIT "A" – LEGAL DESCRIPTION

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, RUN EAST 440 FEET, SOUTH 66 FEET TO THE POINT OF BEGINNING. RUN SOUTH 233.7 FEET, EAST 180 FEET, NORTH 30 FEET, EAST 30 FEET, NORTH 23.7 FEET, EAST 50 FEET, NORTH 180 FEET, AND WEST 260 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

2