



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 5

Public Hearings: Planning & Zoning Board (PZB): May 7, 2025
Board of County Commissioners (BCC): June 3, 2025

Case No. and Project Name: PZ2024-254, Triangle Industrial Park

Applicant(s)/Owner: Jack Smith

Requested Action: Rezone approximately 9.30 +/- acres from Rural Residential (R-1) District to Light Industrial (LM) District to facilitate the future development of a storage facility for vehicles, equipment, recreational vehicles and trucks.

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

Case Manager: Leslie Regan, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 9.30 +/- acres

Location: West side of Bay Road and South of Old Hwy 441, Tavares

Alternate Key No.: 1409756

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

Current Zoning District: Rural Residential (R-1) District (Attachment "B")

JPA/ISBA: City of Tavares ISBA

Overlay/Rural Protection Area: Economic Overlay District

Adjacent Future Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Regional Office District	Heavy Industrial District	Auto Repair Shop	Auto repair/storage/Railroad tracks/Old Highway 441
South	Urban High Density and Urban Low	Rural Residential (R-1) and Medium Residential (R-3)	Residential Homes	Lake Dora Oaks Subdivision and Residential Homes
East	Urban High Density	Urban Residential (R-6)	Residential Homes	Park Wood of Mount Dora Subdivision

Direction	Future Land Use	Zoning	Existing Use	Comments
West	Regional Office	Community Facility District (CFD) and Light Industrial (LM)	Industrial Uses	Triangle Industrial Park

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1409756 and contains approximately 9.30 +/- acres. The subject property is generally located on the west side of Bay Road and south of Old Highway 441 in the Tavares unincorporated area of Lake County. The subject +/- 9.30-acre property is currently zoned Rural Residential (R-1) District; is designated with an Urban High 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.

The Applicant seeks approval to rezone the subject property from R-1 to Light Industrial (LM) District to facilitate the future development of a storage facility for vehicles, equipment, recreational vehicles and trucks.

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

For background purposes, in 1982, the subject property was zoned RR and granted a Conditional Use Permit for construction of a church. However, the church was not developed, and the parcel remains vacant. As part of this request, the Conditional Use Permit and extension request (CUP 820-4 and CUP 820A-5) shall be revoked.

– 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 LM zoning district. The purpose of the LM District is to provide a method whereby industries engaged in the manufacturing and/or sale of products may locate in a clean environment; the regulations of the district are intended to encourage the betterment of industrial development and effect a greater degree of compatibility with more restrictive districts. With properties to the north, northeast and west being industrial in zoning and uses, 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 LM District as an allowed District within the Urban High Density FLUC.

The proposed use of storage of motor vehicles, trucks, recreational vehicles and equipment would be defined as a truckyard per the Land Use Regulations Section 3.01.00.C (22) and defined as a Commercial use. This use is allowable per the Light Industrial zoning district regulations.

New development will be required to meet all criteria specified in the LDR, as amended.

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

The rezoning request is consistent with Comprehensive Plan Policy I-1.3.4 entitled Urban High Density FLUC, which allows commerce uses as allowed pursuant to Policy I-1.3.10 commercial activities within the Urban Future Land Use series.

Comprehensive Plan Policy I-1.3.10 entitled Commercial Activities within the Urban Future Land Use Series, 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; and the term “Commercial” shall include commercial, retail, office, limited light industrial uses and other uses commonly associated with these activities.

Furthermore, although, the Applicant is requesting a light industrial zoning to create zoning consistency in the area, the use proposed would be classified as a commercial type of use per the definitions and use table in Section 3.01.03 of the Land Development Regulations. New development will be required to meet all criteria specified in the Comprehensive Plan. The proposed ordinance shall explicitly permit only the specified use as outlined therein.

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. Parcels to the west, north and northeast of this property are very similar uses and zoned Light and Heavy Industrial. To the south and east of the subject property are residential properties. The Applicant is providing the required landscape buffer per Landscaping regulations. There are also parcels zoned for residential use to potentially support some commercial uses in the area. Furthermore, there is an adjacent parcel zoned CFD and developed with civic use which would also support the proposed commercial uses in the area.

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

The Applicant states that the existing adjacent industrial areas are largely built out and there is a demand for additional uses in the area. This would provide jobs and economic benefits.

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

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. The Applicant has indicated that City water is not available but potable water is available through the existing Triangle Industrial Park, and it has acceptable adequate capacity for the use as well as fire flow.

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. The Applicant is not requesting to connect to sewer as it is not needed for the use proposed, nor it is available through the city.

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 will be identified at the time of site plan and the number of vehicles can be provided.

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.

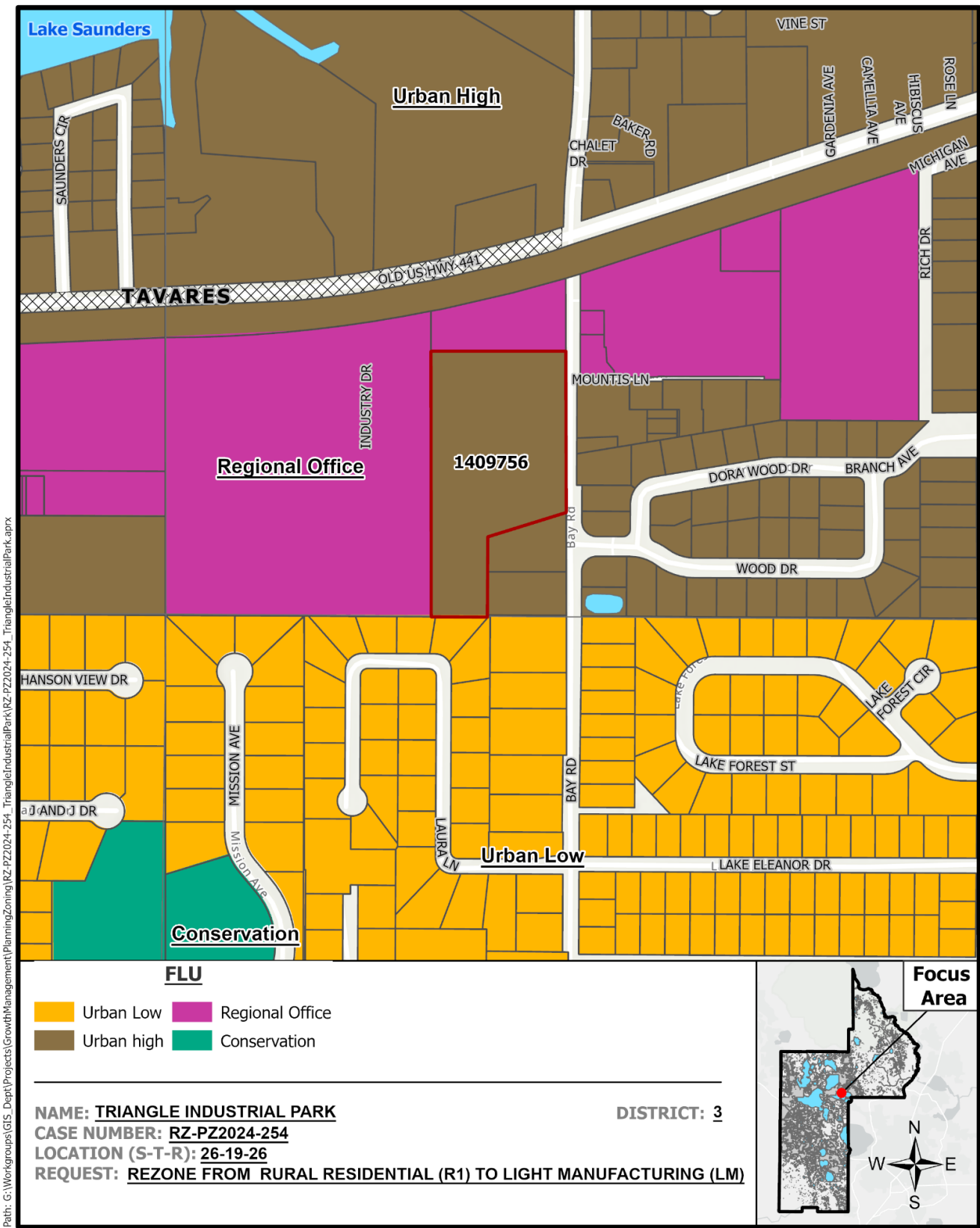
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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.

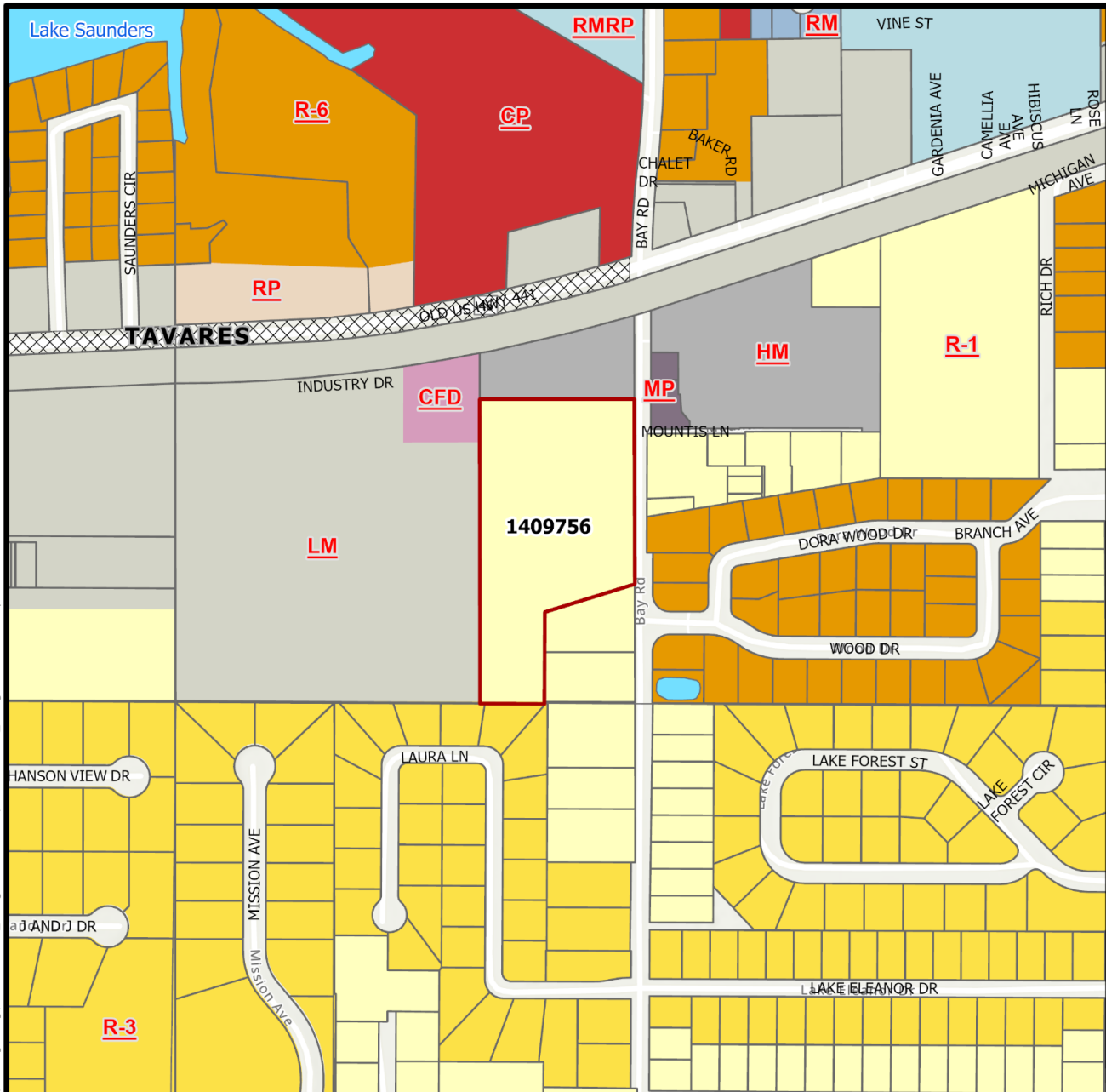
Attachment “A” – Future Land Use Map

CURRENT FUTURE LAND USE



Attachment "B" – Zoning District Map

CURRENT ZONING



Zoning

R-1	R-6	RMRP	CP	HM	CFD
R-3	RP	RM	LM	MP	

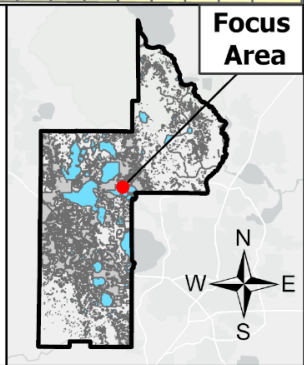
NAME: TRIANGLE INDUSTRIAL PARK

CASE NUMBER: RZ-PZ2024-254

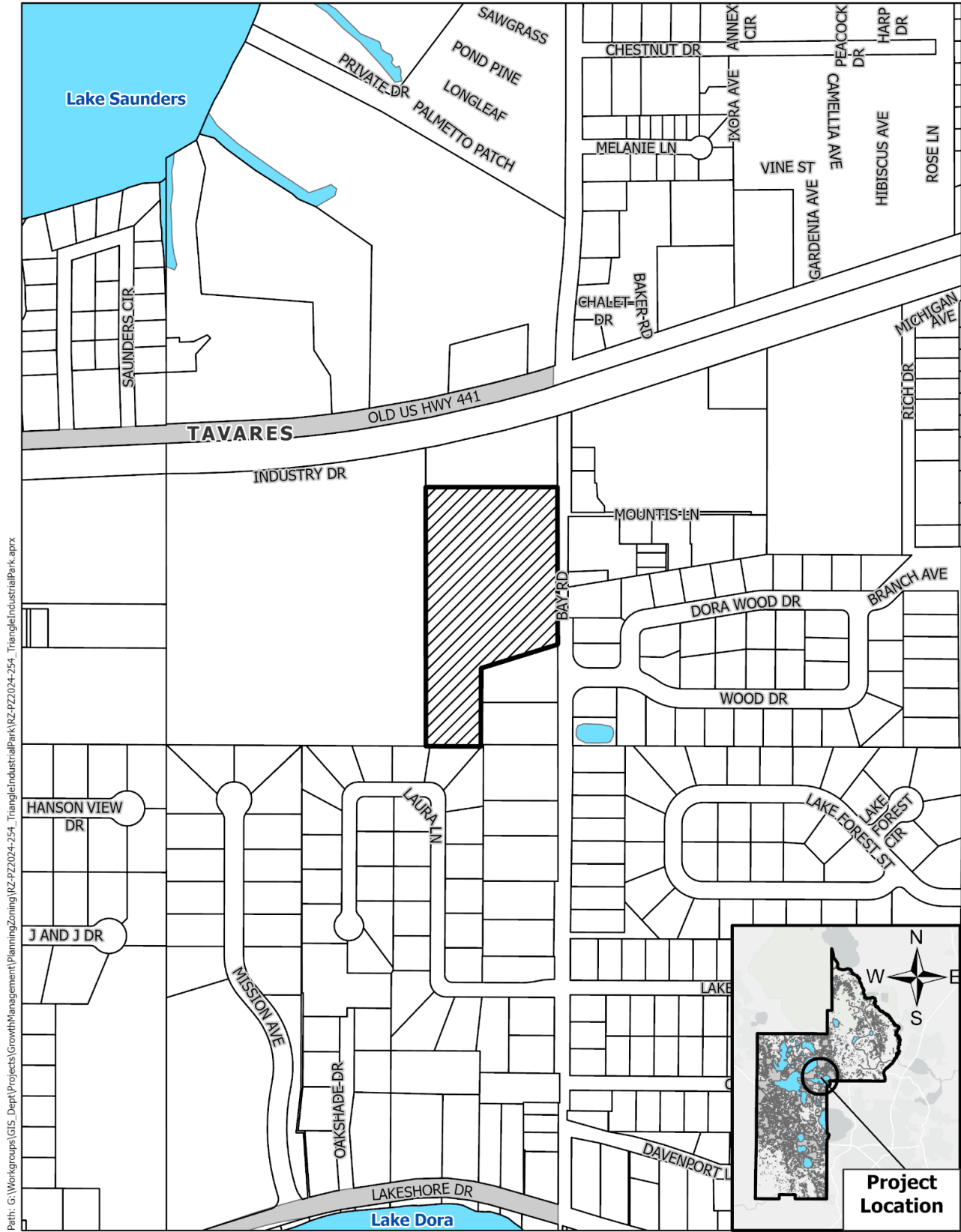
LOCATION (S-T-R): 26-19-26

REQUEST: REZONE FROM RURAL RESIDENTIAL (R1) TO LIGHT MANUFACTURING (LM)

DISTRICT: 3



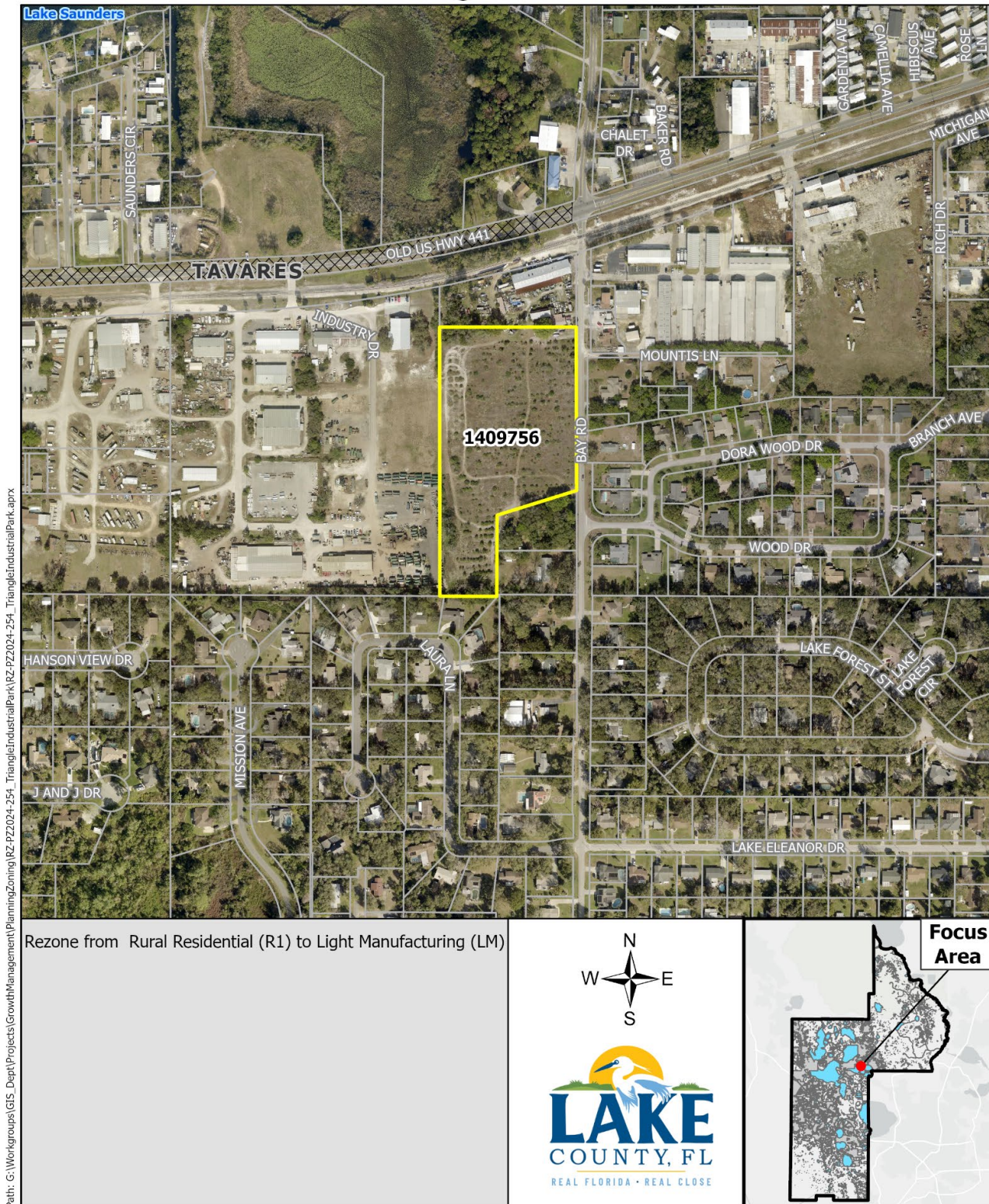
Map of Subject Property



11/25/2024

Aerial Map of Subject Property

RZ-PZ2024-254
Triangle Industrial Park



ORDINANCE #2025-____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING +/-9.3 ACRES FROM RURAL RESIDENTIAL (R-1) DISTRICT TO LIGHT INDUSTRIAL (LM) DISTRICT FOR THE PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 1409756, LOCATED IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Jack Smith, (the "Applicant") submitted an application to rezone the subject property from Rural Residential (R-1) District to Light Industrial (LM) District to facilitate the future development of a storage facility for vehicles, equipment, recreational vehicles and trucks; and

WHEREAS, the subject property consists of approximately 9.3 +/- acres located on the west side of Bay Road in the unincorporated Tavares area in Section 26, Township 19 South, Range 26 East, known as Alternate Key Number(s) 1409756 and more particularly described in Exhibit "A"; and

WHEREAS, the property is located within the Urban High Density Future Land Use Category; and

WHEREAS, in 1982 the Lake County Board of County Commissioners approved Conditional Use Permit #820-4 for construction of a church; and

WHEREAS, in 1983 the Lake County Board of County Commissioners approved Conditional Use Permit #820A-5 granting a time extension for construction of a church; and

WHEREAS, this Ordinance shall revoke and supersede the provisions contained in Conditional Use Permit #820-4 and #820A-5; and

WHEREAS, the Lake County Planning and Zoning Board did on the 7th day of May 2025, review Petition PZ2024-254; 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 3rd day of June 2025; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and 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 from Rural Residential (R-1) to Light Industrial (LM) for the property described in Exhibit "A". The adoption of this Ordinance shall revoke and replace all previous ordinances including Conditional Use Permit #820-4 and Conditional Use Permit #820A-5.

Section 2. Development Review and Approval: Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided

in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended.

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

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

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

ENACTED this _____ day of _____, 2025.

FILED with the Secretary of State _____, 2025.

EFFECTIVE _____, 2025.

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY:

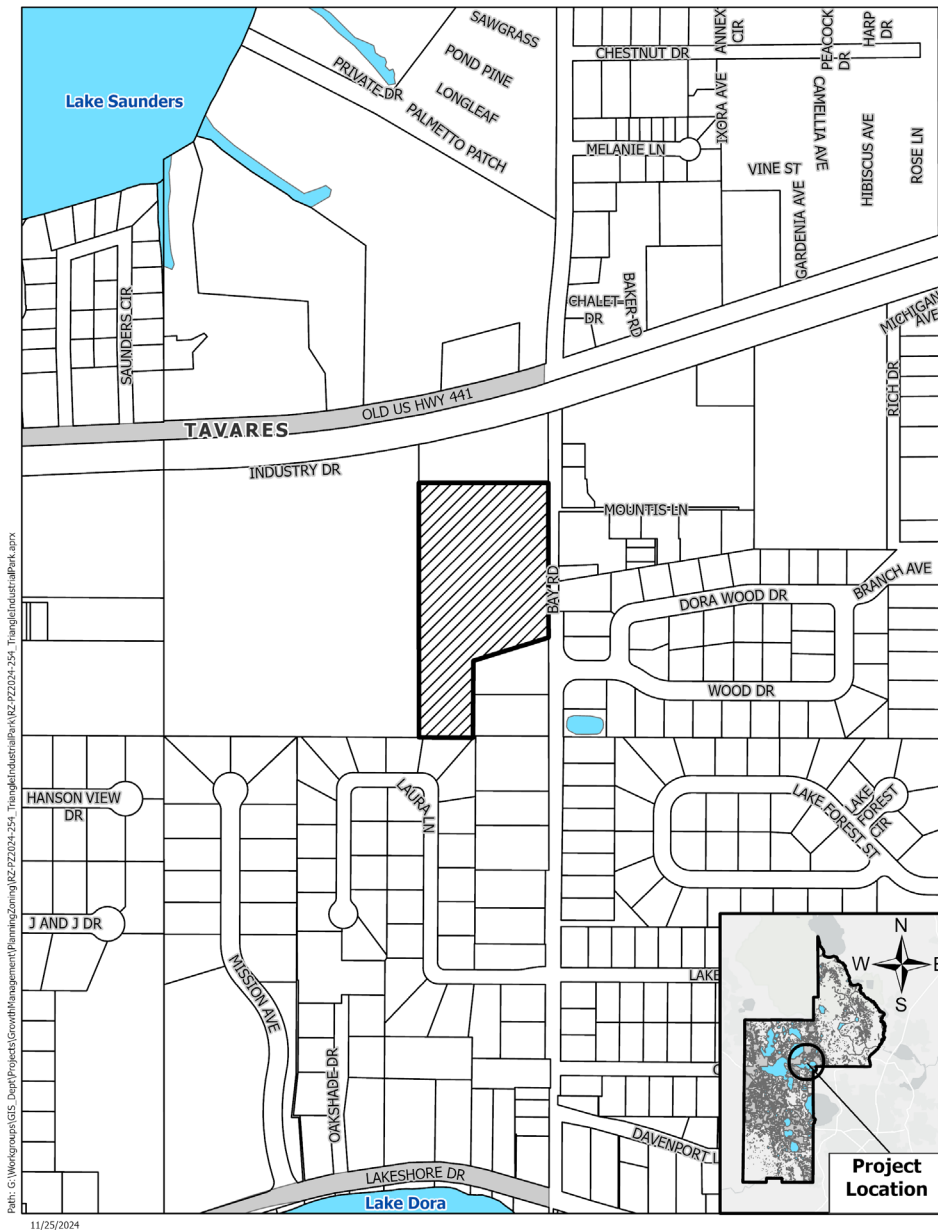
MELANIE MARSH, COUNTY ATTORNEY

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EXHIBIT "A" - Legal Description.

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That part of Government Lot 7, in Section 26, Township 19 South, Range 26 East, Lake County, Florida, bounded and described as follows: Begin at a point on the East line of Government Lot 7, that is 250 feet South of the Railroad; run South 550.33 feet; thence run South 72 degrees 30' West 293.6 feet; thence run South to the South line of said Section; thence run West 170 feet, thence North to a point West of the Point of Beginning; thence East to the Point of Beginning; less right-of-way for Public Road.



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