



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): August 6, 2025
Board of County Commissioners (BCC): September 2, 2025

Case No. and Project Name: PZ2025-14, Parcel Outdoor Storage

Commissioner District: District 4 – Leslie Campione

Applicant(s): David Clutts, P.E.

Owner(s): David W. Holmes and Billie L. Holmes

Requested Action: Rezone approximately 9.3 +/- acres from Urban Residential (R-6) and Community Commercial (C-2) to Heavy Industrial (HM) to facilitate an outdoor storage facility.

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: 9.3 +/- acres

Location: On SR 19, west of Lake Smith Road, in the unincorporated area of Lake County

Alternate Key No.: 1211824

Future Land Use: Industrial Future Land Use (Attachment “A”)

Current Zoning District: Urban Residential (R-6) District/Community Commercial (C-1) District (Attachment “B”)

Proposed Zoning District: Heavy Industrial (HM) (Attachment “C”)

JPA/ISBA: NA

Overlay/Rural Protection Area: NA

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Industrial	Agriculture	Residential	Single Family Home, Cropland, Muck Soil Row Cropping
South	Industrial	Agriculture (A), Heavy Industrial (HM), Urban Residential (R-6), and Community Commercial (C-2) Districts	Residential and Wetlands	Vacant land, single family homes

Direction	Future Land Use	Zoning	Existing Use	Comments
East	Urban Low	Urban Residential (R-6) and Community Commercial (C-2) Districts	Right-Of-Way of SR 19 and Residential	Lake Smith Estates
West	Industrial	Agriculture (A) District	Agriculture Homesite, and Wetlands	Cropland and Residential

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1211824 and contains approximately 9.3 +/- acres. The subject property is generally located west of SR 19, south of the Lake Smith Road and SR 19 intersection in the unincorporated area of Lake County. The property is currently zoned both Urban Residential (R-6) District (rear portion of property) and Community Commercial (C-2) District (front portion of property adjacent to SR 19). The property is designated with an Industrial Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and within the State Road 19 Baker Road to W CR 44 Corridor.

The Applicant seeks approval to rezone the subject property from Urban Residential (R-6) District and Community Commercial (C-2) District to Heavy Industrial (HM) District to facilitate an outdoor storage use on the subject property.

For background purposes, in January of 2003 the property was approved for a rezoning from Agriculture (A) District to Community Commercial (C-2) District, Ordinance #2003-7.

Table 1. Existing and Property Development Standards.

	Zoning District	Allowable Development Program	Proposed Development Program	Maximum Impervious Surface Ratio	Minimum Open Space	Building Height
Existing	Urban Residential (R-6) and Community Commercial (C-2)	6 DU per acre and NA	NA	.55	NA	40-feet
Proposed	Heavy Industrial	NA	Applicant not proposing structures at this time	.80	NA	50-feet

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment "E".

- Staff Analysis -

LDR Section 14.05.03 (Standards for Review)

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

The application seeks to rezone to Heavy Industrial (HM) to develop the property as an outdoor storage facility. The proposed use is consistent with Table 3.00.03 Zoning District Matrix, which allows Heavy Industrial zoning district within the Industrial Future Land Use Category (FLUC) that is currently assigned to the property.

The proposed use of outdoor storage/truckyard use is allowed in Heavy Industrial Zoning per Section 3.01.03 of the Land Use Regulations, entitled *Schedule of Permitted and Conditional Uses*.

New development will be required to meet all criteria specified in the LDR, as amended. Any use proposed at the time of site plan submittal will need to be consistent with Section 3.01.03 entitled *Schedule of Permitted and Conditional Uses* for the Heavy Industrial (HM) Zoning and all other regulations of the LDR and Comprehensive Plan.

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

The rezoning request is consistent with Comprehensive Plan Policy I-1.2.2 regarding the maximum impervious surface area allowed and the Floor Area Ratio (FAR). The Applicant intends to meet both regulations with any new development on the property.

Policy I-1.3.9 of the Comprehensive Plan states that adequate land shall be maintained for industrial uses to serve projected market demand in order to enhance job creation and the economy of Lake County. Furthermore, the subject property is designated with the Industrial Future Land Use Category. The Applicant is requesting a consistent zoning of Heavy Industrial (HM).

The Applicant intends to follow noise and light pollution Objective III-4.3 and Objective III-4.4 of the Comprehensive Plan. The Applicant provided a noise study for the proposed use of outdoor storage facility stating that sound levels would meet Lake County Noise Ordinance. All development will adhere to the dark sky regulations set forth in the Land Use Regulations.

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 rezoning request is consistent with adjacent neighboring properties. The property is located in the middle of several other parcels that are also designated with the Industrial Future Land Use Category (FLUC). Furthermore, there are properties located to the South and Southwest that are zoned Heavy Industrial (HM) District.

The Applicant will also meet the wetland buffer criteria, as well as screening requirements per Section 9.10.02 of the Land Use Regulations.

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

The rezoning has been requested as the Applicant desires to develop a truckyard or similar use of outdoor storage. This use is allowed in the requested zoning and Future Land Use Category.

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 Umatilla has provided documentation (Attachment "D") indicating that central sewage capacity is available to the property but not central water.

Parks

The proposed rezoning is not anticipated to adversely impact park capacity or levels of service. Parks provided the following comment:

The property is located along SR 19 where the future North Lake Trail will be located. The trail location (west or east of SR 19) is to be determined later; therefore, the proposed development may be impacted by the future trail. Additional right of way may be required if trail is located along the property. The developer must coordinate with Public Works before any development application approval to ensure there is enough right of way for the trail construction. At this time the North Lake Trail is under Planned Trail phase. The Applicant has acknowledged this comment.

Solid Waste

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

Public Safety

Lake County Fire Station #20 is located +/- .56 miles from the subject property. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezone request be approved by the Board.

Transportation Concurrency

The proposed project will be generating approximately two (2) pm peak hour trips, in which one (1) trip will impact the peak hour direction. Application has been approved as project is de minimis.

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

An updated environmental assessment will be submitted with 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).

An Environmental Assessment (EA) Report was submitted by the Applicant. The report stated that the probability of occurrence for species or habitat for species studied were low or medium, meaning none were sited or habitat was available, but none were sited.

G. Pursuant to LDR Section 6.01.04, *Development Near Wetlands and Waterbodies*, principal structures, buildings, and impervious surface, excluding water dependent structures shall be located at least fifty (50) feet from the Jurisdictional Wetland Line (JWL). GIS maps indicate the presence of wetland on the property. A survey delineating the JWL will be required for future development.

H. 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.

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

The proposed rezone is in orderly and logical development as it aligns with the current Future Land Use Category. One of the existing zonings on the subject property, Urban Residential (R-6), does not align with Industrial Future Land Use Plan. The proposed rezoning would bring the subject property into alignment with the Future Land Use Category.

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

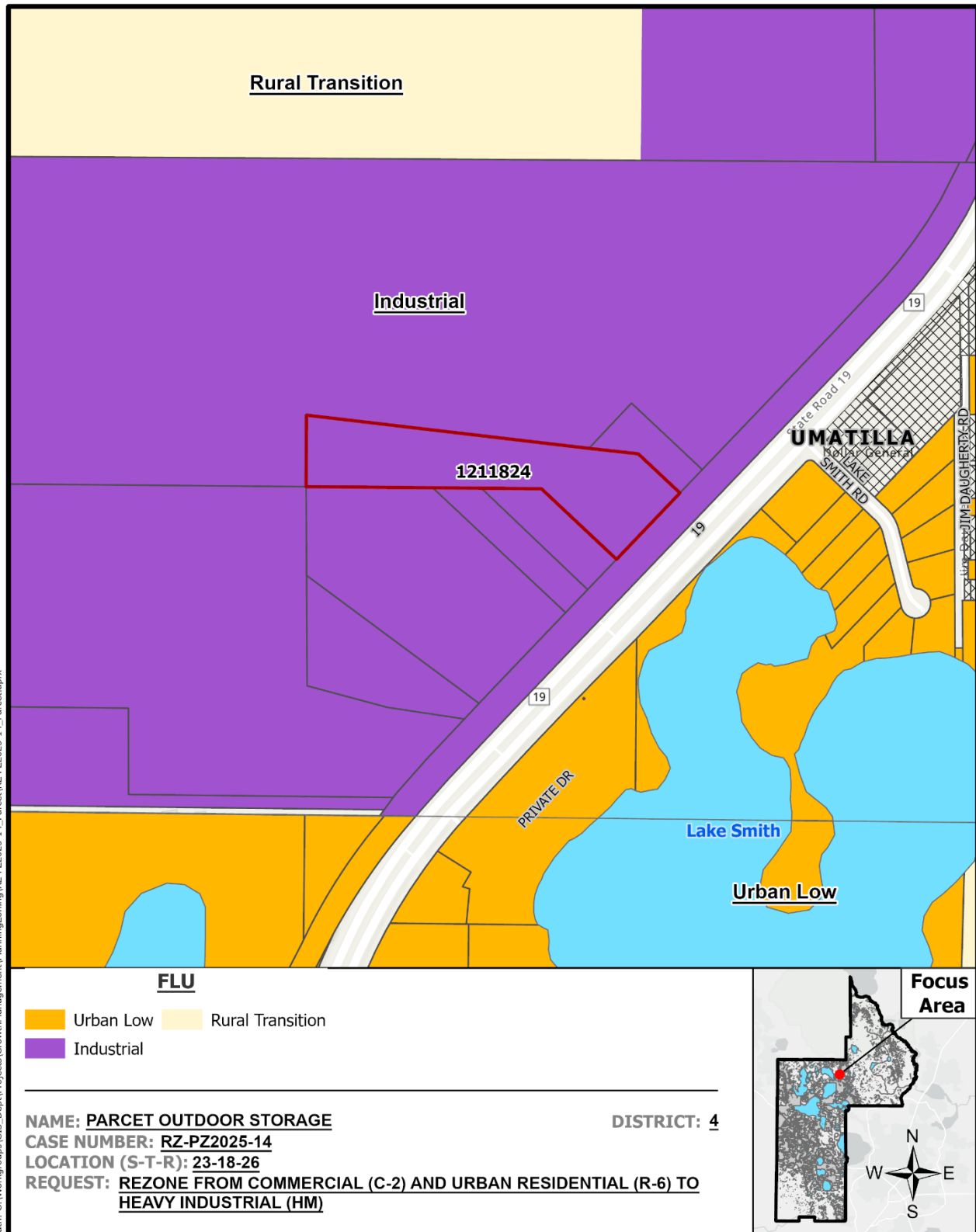
The proposed rezoning application is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

K. 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

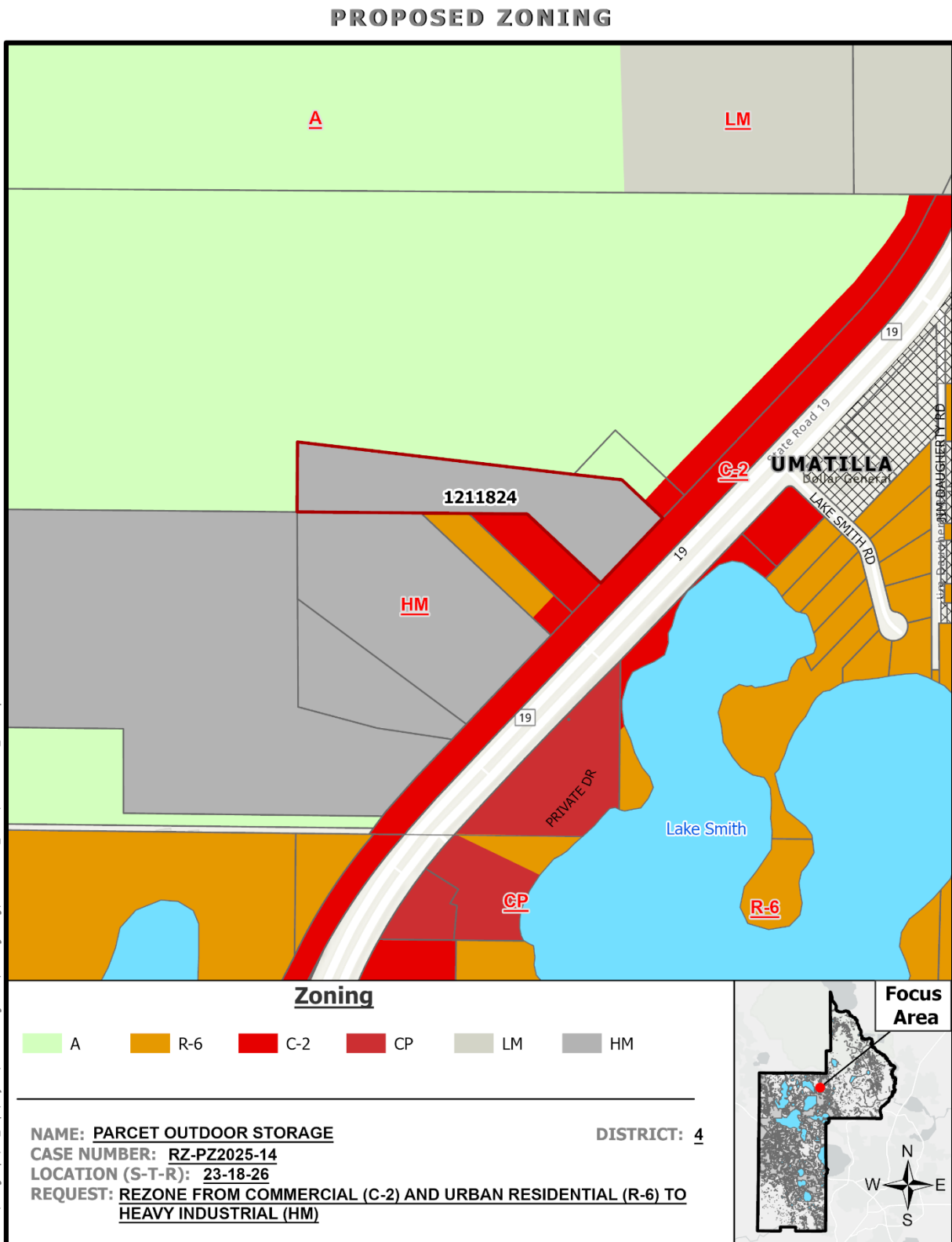


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-14_Parcet\Map\Map.aprx
4/10/2025

CURRENT ZONING



Attachment "C", Proposed Zoning District Map



Attachment "D", Utility Letter



Utility Notification

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 # 1211824

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage yes within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water NO within 300 feet of the above described property.
(is or is not)

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

Central Sewage: Yes X No _____ Central Water: Yes _____ No X
Will the connection to the central sewage system be via a _____ gravity line or a X 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 X 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 Aaron D Mercer, MPA, AICP Digitally signed by Aaron D Mercer, MPA, AICP
Date: 2023.05.24 10:13:20 -04'00'

Print Name, Title and Entity: Director of Development/Public Services Date May 24, 2023

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

Attachment “E”, Project Narrative



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

1. Whether the rezoning is in conflict with any applicable provisions of the Code.
Yes, the rezoning is compliant with Lake County LDR. This site is being proposed to be rezoned to Heavy Industrial District, and the existing Future Land Use is Heavy Industrial.
2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.
Yes, to the best of my knowledge, the proposed amendment is consistent with all elements of the Comprehensive Plan.
3. Whether, and the extent to which, the proposed rezoning is inconsistent with existing and proposed land uses.
The front ±100-ft of the site is zoned Community Commercial District [C-2] while the remaining of the site is zoned for Urban Residential District [R-6]. The proposed use of this project, Truck Yard, is not allowed within Urban Residential District [R-6] zoning and is conditionally allowed in Community Commercial District [C-2] zoning. The proposed zoning, Heavy Industrial District [HM], allows the proposed use, Truck Yard.
4. Whether there have been changed conditions that justify a rezoning
The existing zoning does not allowed for the proposed use of Truck Yard. Our client is proposing to rezone this site to Heavy Industrial District [HM] to be allow the proposed use, Truck Yard.
5. 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.
It is the opinion of Civil Engineering Solutions Inc. that this project as compared to the uses already permitted in the zoning districts associated with the project would not severely impact public facilities and infrastructure. This project is projected to add only 2 additional trips during the PM peak hour of SR-19. This project is not proposing any water or sewer utilities. Additionally, this project is not proposing any single or multi-family homes, so there will be no impact on the school system, and only de minimis impact on police, and emergency services. All drainage is proposed to be treated on-site and is designed per SJRWMD and Lake County, and lastly, per the attached sound study, the proposed RV Storage Facility noise profile will be within the range of the existing average ambient sound levels measured on the site.

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

The project is proposing to provide a 25-ft undisturbed buffer and meets the County's 50-ft wetland buffer criteria. Additionally, this project is designed to avoid removing the trees that are greater than 30-inches and this project will mitigate any removed trees

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

With approval of the site's rezoning to HM and its proposed use, the value of this site is expected to be greater than if the site weren't rezoned or improved.

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

Yes, the proposed rezoning would result in an orderly and logical development pattern.
All adjacent sites have a future land use of Heavy Industrial.

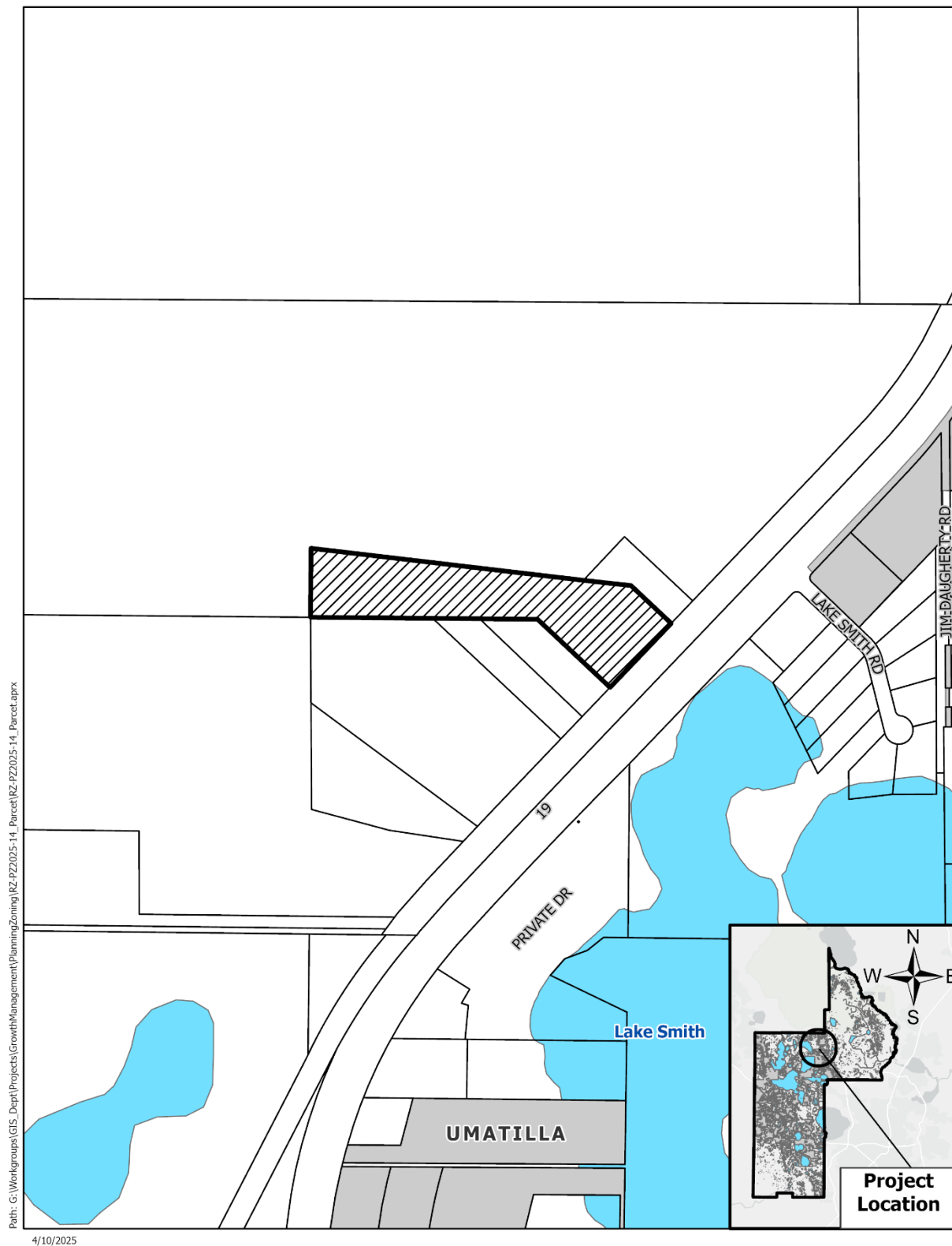
9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

This site is designed to meet Lake County Land Development Regulation, and the land use is compatible with the future land use and zoning.

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

There is no other additional matters that need to be addressed.

Map of Subject Property



Aerial Map of Subject Property

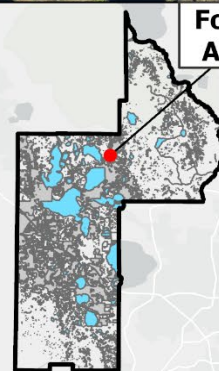
RZ-PZ2025-14
Parcel Outdoor Storage



Rezone from Commercial (C-2) and Urban Residential (R-6) to
Heavy Industrial (HM)



**Focus
Area**



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-14_Parcel\RZ-PZ2025-14_Parcel.aprx

4/10/2025

ORDINANCE 2025 - _____

AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; REZONING 9.3 +/- ACRES FROM COMMUNITY COMMERCIAL DISTRICT (C-2) AND URBAN RESIDENTIAL DISTRICT (R-6) TO HEAVY INDUSTRIAL (HM) FOR PROPERTY IDENTIFIED AS ALTERNATE KEY NUMBER 1211824, LOCATED IN SECTION 23 TOWNSHIP 18 SOUTH, RANGE 26 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, David Clutts, (the "Applicant") submitted a rezoning application on behalf of David Holmes, (the "Owner"), to rezone the subject property from Community Commercial (C-2) District and Urban Residential (R-6) District to Heavy Industrial (HM) District; and

WHEREAS, the subject property consists of approximately 9.3 +/- acres located west of SR 19, south of the Lake Smith and SR 19 intersection, in the unincorporated area of Lake County in Section 23, Township 24 South, Range 26 East, known as Alternate Key Number 1211824 and more particularly described in Exhibit "A"; and

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

WHEREAS, on the 28th day of February 2003, the Lake County Board of County Commissioners approved Ordinance #2003-7, a rezoning of a portion of the subject property from Agriculture (A) District to Community Commercial (C-2); and

WHEREAS, the Lake County Planning and Zoning Board did on the 6th day of August 2025, review Petition PZ2025-14; after giving Notice of Hearing on petition for a change in zoning, including notice that the Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 3rd day of September 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 to rezone the subject property from Urban Residential (R-6) District and Community Commercial (C-2) District to Heavy Industrial (HM). The adoption of this Ordinance shall revoke and replace Ordinance #2003-7 and all previously approved ordinances.

Section 2. Development Review and Approval. Prior to the issuance of any permits, the Owner shall submit a site plan application for and receive necessary final development order approvals as provided for in the Lake County Comprehensive Plan and Land Development Regulations (LDR), 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 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 shall become effective upon recordation in the public records Of Lake County, Florida. The Applicant shall be responsible for all recoding fees.

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 COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

APPROVED AS TO FORM AND LEGALITY

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Legal Description

Legal Description:
Parcel ID (23-18-26-0003-000-02000)
Alt Key 1211824

**BEGIN 145 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE
SOUTHWEST 1/4, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY,
FLORIDA, RUN SOUTH 46° 46' EAST 280 FEET TO THE RAILROAD RIGHT OF WAY,
THENCE SOUTHWESTERLY ALONG THE RAILROAD RIGHT OF WAY 372 FEET, THENCE
NORTH 46° 46' WEST TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4, THENCE WEST TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE
SOUTHWEST 1/4, THENCE NORTH 290 FEET, THENCE SOUTH 84 EAST 1334.8 FEET TO
THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS
AS DESCRIBED IN OFFICIAL RECORDS BOOK 1426, PAGE 2481.**

