



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

12/19/2007

THOMPSON RICHARD G & CHRISTINE D
PO BOX 2386
UMATILLA, FL 32784-

Re: Project No. 2007100006, Application No. 1011

Description: BUILDING BLOCKS CHILD DEVELOPMENT CENTER
REZONE FROM R3 TO CFD

Dear THOMPSON RICHARD G & CHRISTINE D:

Your Rezoning application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
- 2. Provide a written response to all comments.**
- 3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
- 5. When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Project No. 2007100006, Application Request No. 1011

PLANNING & COMMUNITY DESIGN DIVISION

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item:

Remarks:

Informational Comments

Item: TRANSPORTATION

Remarks: The proposed site will be accessing off of a non-county maintained road. This will need the board approval for the access.

Item: RIGHT-OF-WAY

Remarks: Site fronts Lockmore Circle (# 4188C) w/50' total R/W. Classified as a local road requiring 33' from centerline (66' total). Rezoning request, no R/W requested.

Also fronts Oakridge Av. a non county maintained road, no R/W requested.

Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REVIEW IS COMPLETE

Remarks: Informational BDH 12-17-07

Site Plan will be reviewed for Compliance with Fire Codes during the Site Plan Approval Process. Additional Comments may be provided at that time.

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item: REZONING ONLY

Remarks: 12/19/07 - No objection to rezoning only, however, future submittals must address the following:

>Show existing & proposed OSTDS areas.

>Well and septic system will require annual operating permits.

>appropriate child-care facility permitting and inspections will be needed if approved.

>Provide # of employees, maximum # of children to be licensed/approved for, hours of operation, and services offered (food prep?) in order to determine the required unobstructed area for the septic system.

>>***Recommend careful preliminary planning for permitting requirements before moving forward to ensure the feasibility of this project***<<

-MJB-

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS

PETITION TO REZONE PROPERTY

LAKE COUNTY ZONING BOARD
February 6th, 2008



BOARD OF COUNTY COMMISSIONERS
February 26th, 2008

<p>Case: PH# 47-07-4 Building Blocks Child Development Center, Christine and Richard Thompson</p>	<p>Case Manager: Karen Ginsberg, Senior Planner</p>	<p>Agenda Item #</p>
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- Application Request -

Owner:	Christine and Richard Thompson	Applicant:	Building Blocks Child Development Center
Future Land Use:	Urban Compact Node Wekiva	Zoning District:	"R-3" Medium Residential District
Land Use Density:	Maximum 5.5 dwelling units (du) per one (1) net acre	Zoning Density:	Three (3) Dwelling Units (DU) per one (1) gross acre

Requested Action: The Applicant is requesting to rezone 0.39 acres from Medium Residential District (R-3) to Community Facility District (CFD).

- Site Information -

Size of Parcel: 0.39 +/- acres

Map Location: Section 28/ Township 19S/ Range 28E

Location: Sorrento Area - located at the intersection of Lochmore Circle and Oakridge Avenue, approximately 6/10 of a mile southeast of the intersection of CR 46 and CR 435. AK# 3278151.

Joint Planning Area: N/A

Utility Area: N/A

Site Utilities: Individual well and septic

Road Classification: Lochmore Circle & Oakridge Avenue – Local Roads

Site Visit: 12/17/07 **Sign(s) Posted:**

Commissioner's District: 4 (Commissioner Stewart)

Flood Zone: X

Flood Map Book Page: 395D

SURROUNDING LAND USE		SURROUNDING ZONING	
NORTH	Single-Family Residential	NORTH	Medium Residential District (R-3)
SOUTH	Single-Family Residential	SOUTH	Urban Residential District (R-6)
EAST	Single-Family Residential	EAST	Medium Residential District (R-3)
WEST	Single-Family Residential	WEST	Urban Residential District (R-6)

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff finds that the proposed rezoning request is inconsistent with the Comprehensive Plan and Land Development Regulations as discussed in the analysis below and the Findings of Fact, therefore, staff recommends **DENIAL** of the application.

ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The Applicant is requesting to rezone 0.39 acres from Medium Residential District (R-3) to Community Facility District (CFD) in order to operate a Day Care Center. Table 3.01.03 of the Land Development Regulations (LDR) allows Day Care Centers within Community Facility District (CFD) zoning. The subject parcel is located in Sorrento at the intersection of Lochmore Circle and Oakridge Avenue. The nearest existing zoning districts for Commercial and/or Community Facility uses are half a mile away at the intersection of County Road 46 and County Road 435. The site is located within the Wekiva Urban Compact Node (UCN) Future Land Use Category (FLUC). The proposed rezoning is consistent with Table 3.00.03 which permits CFD zoning in the UCN-Wekiva FLUC.

The proposed Day Care Center would operate inside an existing home that is located on a local road within a residential subdivision. A Day Care Center may bring additional traffic into the neighborhood and may adversely impact adjacent land owners. Therefore, Staff finds the application inconsistent with Section 14.03.03 (C, G, & H), which requires the proposed rezoning to be consistent with existing and proposed land uses and to follow an orderly and logical development pattern.

Staff finds that the project is consistent with all applicable provisions of the Comprehensive Plan and Land Development Regulations and, therefore, recommends **DENIAL** of this rezoning request.

- Findings of Fact -

(Per Section 14.03.03 of the Lake County Land Development Regulations)

A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;

The application is consistent with Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows Day Care Centers within Community Facility District (CFD) zoning. The proposed rezoning is also consistent with Table 3.00.03 which permits CFD zoning in the UCN-Wekiva Future Land Use Category (FLUC). The proposed Day Care Center would operate inside an existing home that is located on a local road within a residential subdivision. The nearest existing zoning districts for Commercial and/or Community Facility uses are half a mile away at the intersection of County Road 46 and County Road 435. Staff finds the request is inconsistent with Section 14.03.03 (C), which requires the proposed rezoning to be consistent with existing and proposed land uses.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The application is inconsistent with Policy 1-12.1 which allows necessary Community Facilities within any Future Land Use designation provided such activity satisfies established criteria of the Comprehensive Plan and the Land Development Regulations. Additionally, the application is inconsistent with Policy 1-1.3 which allows community facilities and services to locate in residential areas, provided such activities comply with criteria established in the Plan.

C. Whether and the extent to which the proposed rezoning is inconsistent with existing and proposed land uses;

The proposed Day Care Center would operate inside an existing home that is located on a local road within a residential subdivision. The nearest existing zoning districts for Commercial and/or Community Facility uses are half a mile away at the intersection of County Road 46 and County Road 435. A Day Care Center may bring additional traffic into the neighborhood and may adversely impact adjacent land owners. Therefore, Staff finds the requested rezoning and its associated land uses inconsistent and incompatible with the existing and proposed land uses for the area.

D. Whether there have been changed conditions that require a rezoning;

The applicant submitted a market study that shows a demand for Day Care Centers in the area.

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 roads, sewage, water supply, drainage, solid waste, parks and recreation, schools and emergency medical facilities;

Oakridge Avenue is a non-County maintained road. Board approval will be required should the Applicant desire access from Oakridge Avenue. An Affidavit of Deferral has been submitted with this application. Therefore, a concurrency determination will not be made until Site Plan submittal. All other comments by Public Works will be addressed during the development review process.

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

Staff analysis shows that there are no wetlands on the subject parcel. An environmental assessment addressing habitat and species shall be required during the development review phase of the project if this rezoning is granted.

G. Whether and the extent to which the proposed rezoning would adversely affect the property values in the area;

The proposed rezoning is inconsistent with the surrounding land uses and would most likely have an adverse affect on the property values in the area.

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

The subject property is located within a residential subdivision one half mile from the nearest Community Facility and/or Commercial zoning classification. The requested rezoning would not result in a orderly and logical development pattern.

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

The proposed rezoning is inconsistent and not in harmony with the general intent of the Lake County Comprehensive Plan and Land Development Regulations as seen in Policy 1-1.3 and Section 14.03.03 (C).

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:

None

FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

1. The application is consistent with Table 3.01.03, Schedule of Permitted and Conditional Uses, which allows Day Care Centers within Community Facility District (CFD) zoning.
2. The application is consistent with Table 3.00.03 which permits CFD zoning in the UCN-Wekiva Future Land Use Category (FLUC).
3. The application is inconsistent with Section 14.03.03 (C), which requires the proposed rezoning to be consistent with existing and proposed land uses.
4. The application is inconsistent with Policy 1-12.1 which allows necessary Community Facilities within any Future Land Use designation provided such activity satisfies established criteria of the Comprehensive Plan and the Land Development Regulations.
5. The application is inconsistent with Policy 1-1.3 which allows community facilities and services to locate in residential areas, provided such activities comply with criteria established in the Plan.

Therefore, based on these Findings of Fact, staff recommends **DENIAL** of this request.

WRITTEN COMMENTS FILED: SUPPORT: -0-

OPPOSITION: -0-

FINAL ACTION B.C.C.:

D A T