

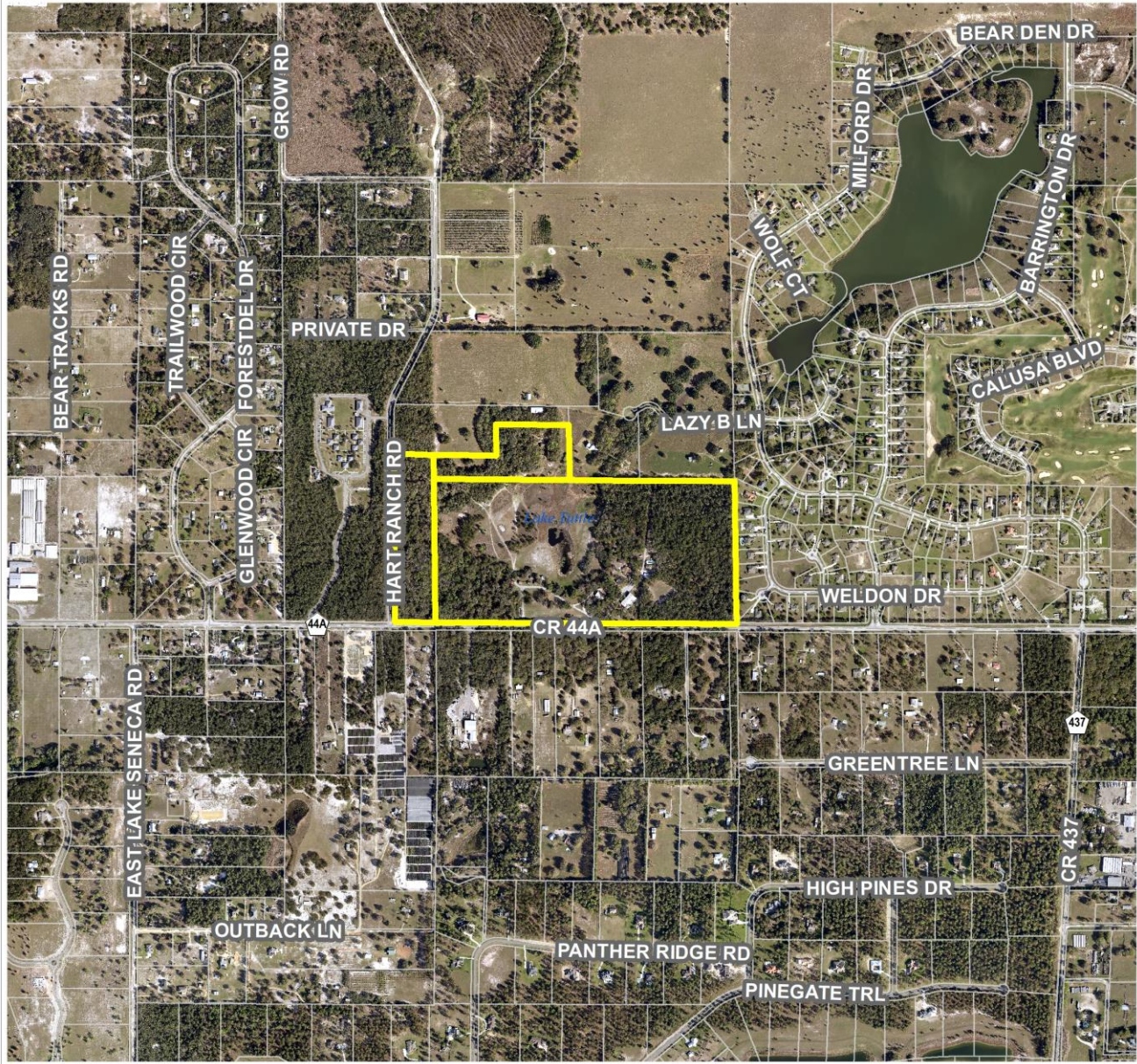
LAKE COUNTY OFFICE OF PLANNING AND ZONING
REZONING STAFF REPORT

PLANNING & ZONING BOARD
March 7, 2018



BOARD OF COUNTY COMMISSIONERS
March 27, 2018

<p>RZ-17-31-5 Central Florida Bible Camp Rezoning Amendment</p>	<p>Commission District 5 Campione</p>	<p>Agenda Item #2</p>
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Requested Action: Amend Community Facility District (CFD) Ordinance #63-88 to add 22.73 acres of land for expansion of the existing Central Florida Bible Camp, increase the RV parking spaces, and include new buildings with the approval of a new CFD ordinance.

Owner: Central Florida Bible Camp Inc.

Applicant: Rick Hartenstein, AICP

- Site Location & Information -

Size	100.61 total acres: AK #1309361 - 77.88 acres AK #3801658 - 10.02 +/- acres AK #3824716 - 12.15 +/- acres
Location	East of the Hart Ranch Road and County Road 44 intersection in the in the Eustis area.
Alternate Key #	1309361
Future Land Use	Rural
Existing Zoning District	Agriculture (A)
Proposed Zoning District	Community Facility District (CFD)
Joint Planning Area	N/A

- Land Use Table -

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	Rural	Agriculture	Residential	Single Family Dwelling Units and agricultural land
South	Rural	Agriculture	Residential	Single Family Dwelling Units
East	Mt. Plymouth-Sorrento A-1-20 Receiving Area	Planned Unit Development	Residential	Upson Downs Subdivision
West	Rural	Agriculture	Vacant	Undeveloped Land

- Summary of Staff Determination -

STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning application Amend Community Facility District (CFD) Ordinance #63-88 to include add 22.73 additional acres of land for expansion of the existing Central Florida Bible Camp, increase the number of RV parking spaces, and include new buildings to be added to the Bible camp with conditions set forth in the attached Ordinance.

PLANNING & ZONING BOARD RECOMMENDATION:

- Summary of Analysis -

The rezoning application seeks to amend Community Facility District (CFD) Ordinance #63-88 to add 22.37 acres of land comprised of Alternate Key #3824716 -12.15 acres and AK #3801658 - 10.02 acres, in order to facilitate the expansion of the existing Central Florida Bible Camp. The existing 77.88 acre camp is located on property identified by AK #1309361 that is located at the Hart Ranch Road and County Road 44 intersection, in the Eustis area. The property is designated as Rural future land use. The rezoning application also proposes to increase the number of RV parking spaces from 27 to 33 and specifies new structures to be added to the Central Florida Bible Camp.

The proposed new structures include:

- Four (4) cabins
- Conversion of an existing cottage into a Staff Bunk House and Clinic
- Conversion of an existing Staff Bunk House into a Canteen and Camp Store
- Addition of six (6) RV parking spaces
- One (1) 4-Wall Racquet Ball Court
- One (1) 50' x 85' Multi-purpose Building

History – The original site plan, SP #86-4-44, for the Central Florida Bible Camp was approved on April 28, 1986 for the purpose of developing multiple recreational amenities, administrative buildings, cabins and cottages, caretaker’s residence, office, swimming pool, sewer plant, and water pump house.

- A site plan amendment (SP #99-05-31) was approved on July 7, 1999 for the purpose of developing an additional structure on the property entitled the Hamby House.
- On July 26, 2007, the most recent site plan (Project #2007020008, AR #898) was approved for the Central Florida Bible Camp (Attachment #1) for the purpose of developing a 125’ x 80’ pavilion. Additionally, this approved site plan shows 27 RV parking sites.

The proposed CFD amendment is consistent with the Land Development Regulations (LDR) which states that the intent of the Community Facility District (CFD) is to provide areas where uses that benefit and serve the community can be located. The proposed amendment is also consistent with Comprehensive Plan Policy I-1.4.4 which permits religious organizations within the Rural Future Land Use Category (FLUC).

- Analysis -

Land Development Regulations Section 14.03.03 Standards for Review.

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

The proposed CFD amendment is consistent with the Land Development Regulations (LDR). Land Development Regulation Section 3.00.02(Y) indicates the purpose of the Community Facility District is to create areas where special or substantial community interest uses and activities are necessary and desirable. The existing Central Florida Bible Camp and proposed acreage expansion and new structures as listed in the Summary of Analysis are consistent with the definition of the Community Facility District.

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

The rezoning application will amend CFD Ordinance #63-88 consistent with Comprehensive Plan Policy I-1.4.4 Rural Future Land Use Category. This policy specifies that religious organizations are permitted within the Rural FLUC.

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

Although the rezoning application to amend CFD Ordinance #63-88 will increase the size of the Central Florida Bible Camp to 100.61 acres, it will be compatible in size with the surrounding large parcels to the north, south, and west. The Rural Future Land Use Category of the existing Bible camp and proposed additional land is consistent with the Rural FLUC of the parcels to the north, south, and west. To the east of the subject property is the Upson Downs residential subdivision that is developed with single family residences on small lots. The Upson Downs subdivision is zoned Planned Unit Development with a Receiving Area A-1-20 Future Land Use designation.

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

The application proposes to increase the existing CFD zoning district for the Central Florida Bible Camp in order to facilitate the expansion of the camp. In addition, the application proposes to add additional RV parking spaces, recreational buildings, and cabins to be used utilized by Bible camp attendees and volunteers.

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;

Water/Sewage – Onsite well and onsite wastewater treatment plant.

Transportation –The full extent of the development impacts will be evaluated as part of the site plan review process of any future development application.

Fire and Emergency Services – Lake County Fire Station #21 is the closest fire station to the subject property and is located at 25100 County Road 44A, Eustis. The fire station is located 1.4 miles east of the Central Florida Bible Camp.

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

Should the rezoning to amend the CFD Ordinance #63-88 be approved, an Environmental Assessment will be required during the development review process for the new uses pursuant to LDR Chapters 6 and 14.

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

The application does not include any information regarding effect of the proposed rezoning on area property values.

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

The proposed rezoning application will continue the existing orderly and logical development pattern in the surrounding area.

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 amendment will not be in conflict with the public interest and would be in harmony with the general intent of the Comprehensive Plan and LDR.

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.

N/A.

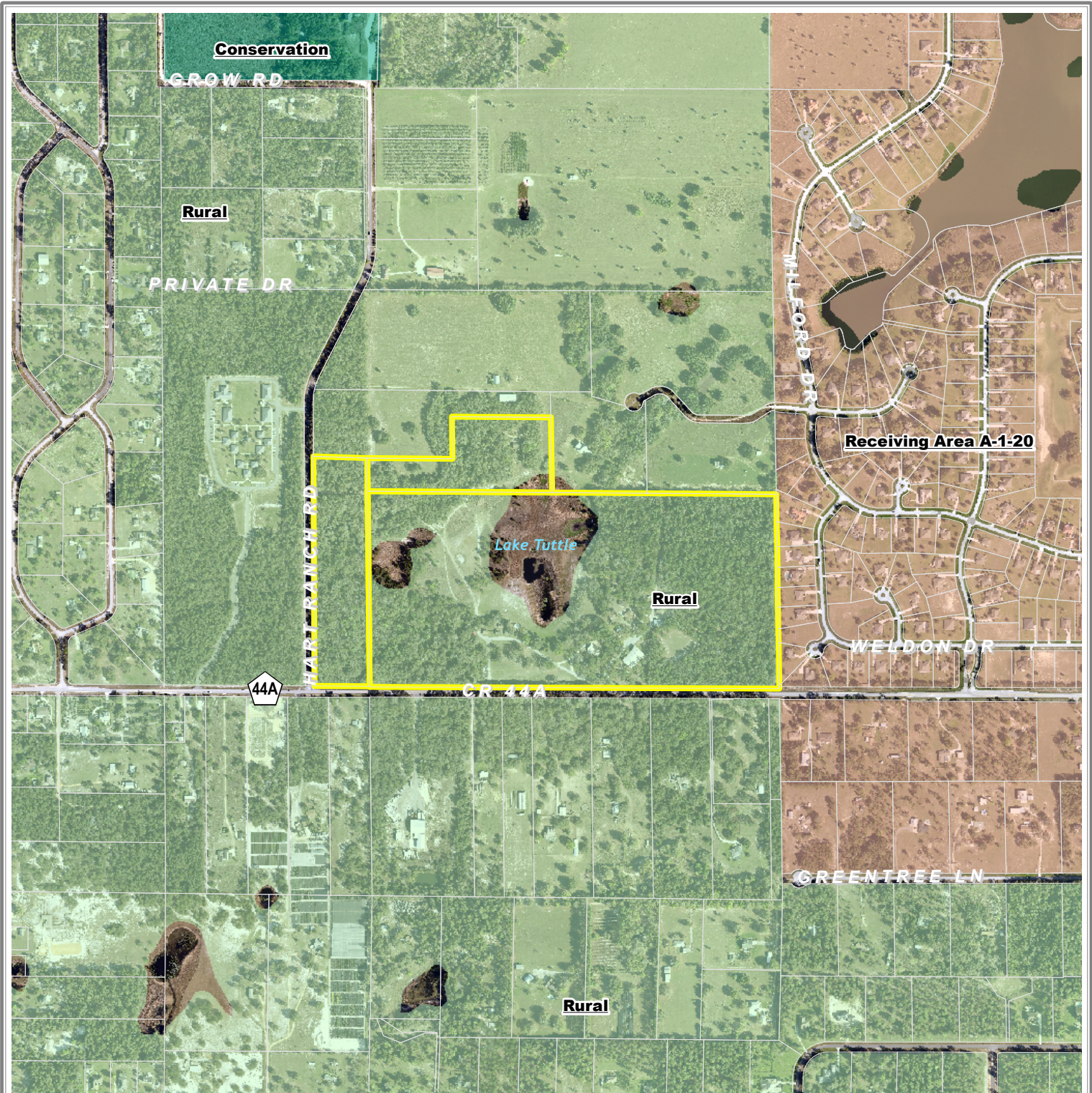
FINDINGS OF FACT: Staff has reviewed the proposed rezoning amendment and found:

- 1. The rezoning application to amend CFD Ordinance #63-88 to facilitate the expansion of the existing Central Florida Bible Camp is consistent with the uses permitted by the existing ordinance and consistent with the approved site plan (Attachment #1).
- 2. The rezoning application is consistent with the LDR as the expansion of the existing Central Florida Bible Camp meets the intent of Community Facility District (CFD) which is to provide areas where uses that benefit and serve the community can be located
- 3. The proposed amendment is consistent with *Policy I-1.4.4, Rural Future Land Use Category* which permits religious organizations.

Therefore, based on these findings of fact, staff recommends **APPROVAL**, subject to the conditions as set forth in the attached Ordinance.

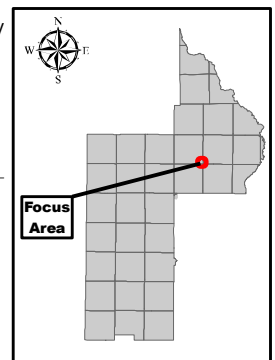
Case Manager: Christine Rock, Planner

WRITTEN COMMENTS FILED: Supportive: -0- Concern: -0- Opposition: -0-



FUTURE LAND USE LEGEND

- | | | | |
|--------------------------------|--|--------------------------|----------------------|
| Bella Collina | Mt Plymouth-Sorrento Main Street District | Regional Commercial | Urban Low Density |
| Cagan Crossings | Mt Plymouth-Sorrento Neighborhood | Rural | Urban Medium Density |
| Conservation | Mt Plymouth-Sorrento Receiving Area | Rural Transition | Urban High Density |
| Green Swamp Core Conservation | Regional Office | Sending Area A-1-20 | Wellness Way 1 |
| Green Swamp Interlachen | Public Service Facility and Infrastructure | Sending Area A-1-40 | Wellness Way 2 |
| Green Swamp Ridge | Recreation | South Lake Regional Park | Wellness Way 3 |
| Green Swamp Rural | Recreation | Summer Bay | Wellness Way 4 |
| Green Swamp Rural Conservation | | | Towncenter |
| Heavy Industrial | | | |

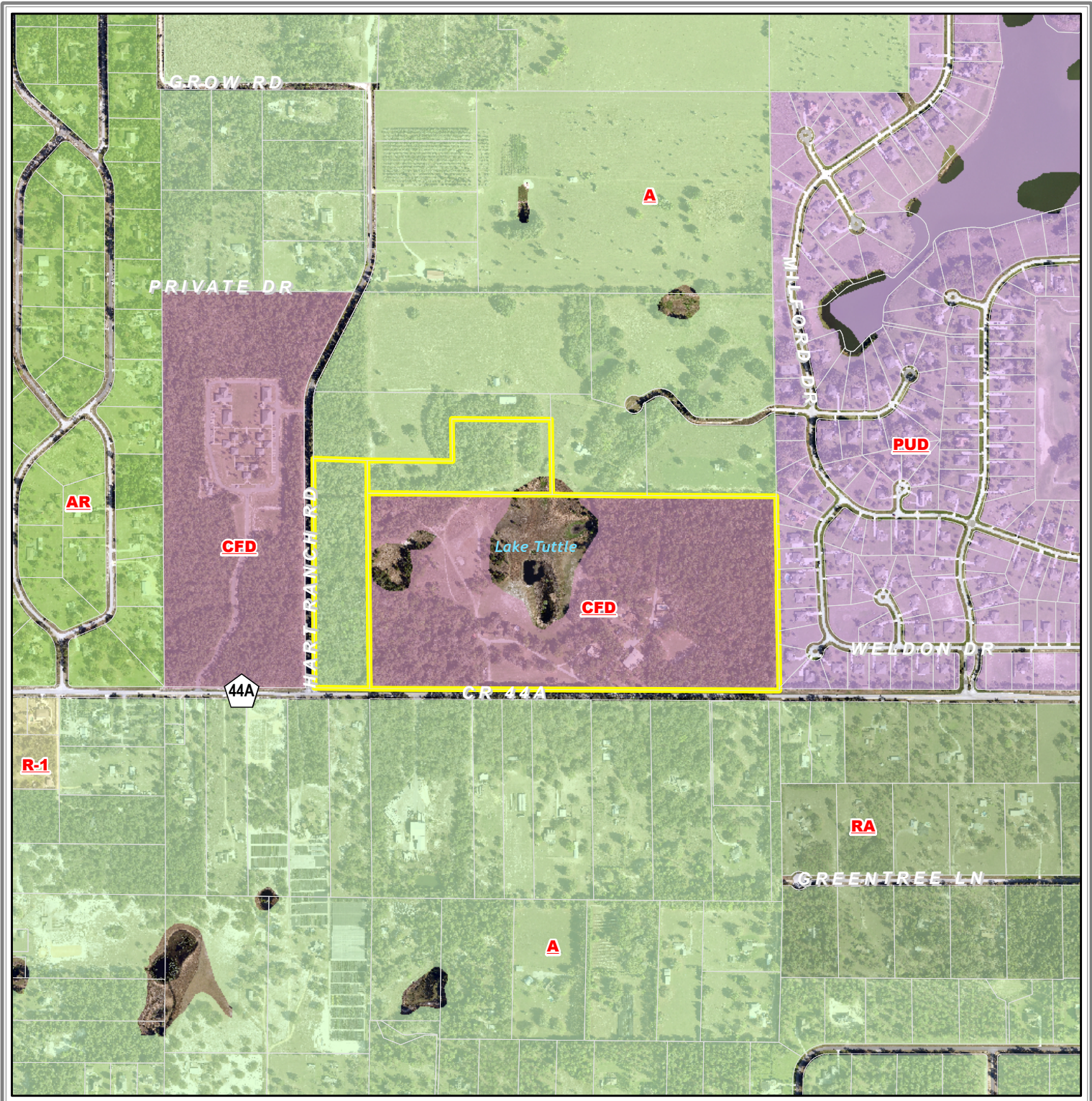


NAME: CENTRAL FLORIDA BIBLE CAMP

CASE NUMBER: RZ-17-31-5

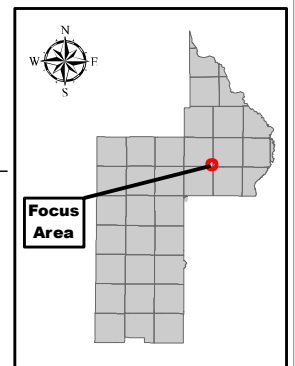
LOCATION (S-T-R): 36-18-27

**REQUEST: AGRICULTURE (A), COMMUNITY FACILITY DISTRICT (CFD)
TO COMMUNITY FACILITY DISTRICT (CFD)**



ZONING LEGEND

A	RA	R-2	R-3	R-4	R-6	R-7	R-11	RMRP	RM	RV	C-1	C-2	C-3	CP	LM	HM	MP	PUD
AR	R-1	R-3	R-4	R-6	R-11	RMRP	RM	RV	C-1	C-2	C-3	CP	LM	HM	MP	PUD	PUD	PUD



NAME: CENTRAL FLORIDA BIBLE CAMP
CASE NUMBER: RZ-17-31-5
LOCATION (S-T-R): 36-18-27
REQUEST: AGRICULTURE (A), COMMUNITY FACILITY DISTRICT (CFD)
TO COMMUNITY FACILITY DISTRICT (CFD)

ORDINANCE #2018-XX
Central Florida Bible Camp
RZ-17-31-5

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE**
2 **LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**
3

4 **WHEREAS**, Rick Hartenstein, AICP, (the "Applicant") submitted an application on behalf of Central
5 Florida Bible Camp Inc. (the "Owner") to amend Community Facility District (CFD) Ordinance #63-88 by
6 adding 22.73 acres of property identified as AK #'s 3824716 and 3801658, in order to facilitate the expansion
7 of the Central Florida Bible Camp to accommodate new building construction, facility improvements, and
8 additional RV sites; and
9

10 **WHEREAS**, the subject properties consists of approximately 100.61 +/- acres located east of the
11 Hart Ranch Road and County Road 44 intersection in the in the Eustis area, in Sections 36, Township 18
12 South, Range 27 East, identified by Alternate Key Numbers 1309361, 3801658, and 3824716, and more
13 particularly described as:
14

15 LEGAL DESCRIPTION – EXHIBIT "A"
16

17 **WHEREAS**, the subject properties are located within the Rural Future Land Use Categories as
18 shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and

19 **WHEREAS**, the subject 100.61 +/- acres will be rezoned to Community Facility District (CFD) in
20 accordance with the Lake County Zoning Regulations; and

21 **WHEREAS**, on the 9th day of August, 1988, the Board of County Commissioners approved Public
22 Facilities District Ordinance #63-88 on 77.88 +/- acres to allow the creation of a Church camp with a
23 caretaker's residence, 15 residential structures for temporary staff and guests, dining hall with concession,
24 eight (8) pavilions, pool, maintenance and utility facilities, administration building, and four (4) short term RV
25 hookups; and

26 **WHEREAS**, Ordinance #63-88 will be superseded and replaced with this Ordinance upon its
27 adoption; and

28 **WHEREAS**, Lake County Planning and Zoning Board did review petition RZ-17-31-5 on the 7th day
29 of March, 2018, after giving notice of a hearing for a change in the use of land, including a notice that the
30 petition will be presented to the Board of County Commissioners of Lake County, Florida, on the 27th day of
31 March, 2018; and

32 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the
33 Lake County Planning & Zoning Board, staff report, and any comments, favorable or unfavorable, from the
34 public and surrounding property owners at a public hearing duly advertised; and

35 **WHEREAS**, upon review, certain terms pertaining to the development of the above described
36 property have been duly approved; and

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

39 **Section 1. Terms.** The County Manager or designee shall amend the Official Zoning Map to show the
40 Community Facility District (CFD) in accordance with Exhibit "A" of this Ordinance. This

1 Ordinance will revoke and replace Ordinance #63-88. All uses must be generally consistent with
2 the Concept Plan as shown in Exhibit "B" of this Ordinance. To the extent where there are
3 conflicts between the Conceptual Plan and this Ordinance, this Ordinance will take precedence.

4 **A. Land Use:** The uses/structures listed below are limited to the land area described in Exhibit
5 "A" of this Ordinance.

6 **1. Existing uses/structures to remain:**

- 7 a. One (1) 192 square foot equipment shed
8 b. One (1) cabin (aka Eagle Nest Cabin)
9 c. One (1) wastewater treatment plant
10 d. One (1) office
11 e. One (1) maintenance barn
12 f. One (1) heavy equipment pole barn (dirt floor)
13 g. Six (6) total pavilions (concrete floor):
14 1. Two (2) 216 square foot pavilions
15 2. Two (2) 384 square foot pavilions
16 3. One (1) 10,000 square foot sports pavilion
17 4. One (1) 1,510 square foot arts/crafts pavilion
18 h. One (1) pole barn
19 i. One (1) gazebo
20 j. One (1) single story residence (2,031 square feet) to be used as staff
21 housing/caretakers residence (aka Hamby House)
22 k. Four (4) pump houses
23 l. One (1) chapel (aka Barton Chapel - 1,953 square feet, 180 chair maximum)
24 m. One (1) dining hall with kitchen
25 n. Three (3) cottages:
26 1. Greeson Cottage, Bartow Cottage, and Langford Cottage
27 o. One (1) 240 square foot metal shed
28 p. Two (2) lift stations
29 q. One (1) bathhouse (696 square feet)
30 r. One (1) swimming pool and deck
31 s. 33 RV parking sites (27 existing, 6 additional proposed)

32 *Note: The submittal of a development application may facilitate the expansion of the
33 listed existing uses/structures.

34
35

- 1 **2. Proposed New Structures and Uses:** The uses/structures listed below are limited to
 2 the land area described in Exhibit "A" of this Ordinance.
 3 a. Four (4) 3,956 square foot cabins with twenty (20) beds each
 4 b. One (1) 4,250 square foot Multi-Purpose Building
 5 c. 4-Wall Racquet Ball Court
 6 **3. Existing use/structures to be converted into new use/structures:** The
 7 uses/structures listed below are limited to the land area described in Exhibit "A" of this
 8 Ordinance.

<u>Existing Use/Structure</u>	<u>Future Use/Structure Conversion</u>
<u>Single Story Residence with Basement (2,158 square feet)</u>	<u>One (1) Retreat Center</u>
<u>Single Story Garage</u>	<u>One (1) Retreat Center Chapel</u>
<u>Two Story Residence (1,156 square feet)</u>	<u>Hang House</u>
<u>Kahler Cottage</u>	<u>One (1) 13-bed Staff Bunk House and Clinic (2 beds)</u>
<u>Existing Staff Bunk House and Clinic</u>	<u>Canteen and Camp Store</u>
<u>Existing Canteen and Shed (252 square feet)</u>	<u>Equipment Storage Building</u>

- 9 *Notes to above uses:
 10 1. The submittal of a development application may facilitate the expansion of the listed
 11 uses/structures.
 12 2. Canteen will be defined as a restaurant, cafeteria, or lunchroom that sells food
 13 items.

- 14 **4. Existing structures that may be removed in the future:**
 15 a. Six (6) Cabins:
 16 1. Northwest Nook Cabin
 17 2. Concord Hilton Cabin
 18 3. Eustis Manor Cabin
 19 4. Holly Hill Hut Cabin
 20 5. Rockledge Cabin
 21 6. Highlands Hacienda Cabin

22 Accessory uses directly associated with the above uses may be approved by the County
 23 Manager or designee. Any other use of the site will require an amendment to this Ordinance as
 24 approved by the Board of County Commissioners.

- 25 **B. Loudspeakers:** External loudspeakers are prohibited. Other speakers must be set at a level
 26 which will not disturb the abutting property owners or create a public nuisance.

- 1 **C. Open Space, Setbacks, and Parking:**
2 Open Space, Setbacks, and Parking must be in accordance with the Comprehensive Plan
3 and Land Development Regulations, as amended.
4 1. RV Parking spaces must be a minimum of 2,400 square feet in size consistent with the
5 Land Development Regulations, as amended.
6 **D. Floor Area (FAR), Impervious Surface Ratio (ISR), and Height of Structures:**
7 Floor Area Ratio/Intensity, Impervious Surface Ratio and Height of Structures must be in
8 accordance with the Land Development Regulations and Comprehensive Plan, as
9 amended.
10 **E. Landscaping, Buffering, and Screening:** Landscaping, Buffering, and Screening must be
11 in accordance with the Comprehensive Plan and Land Development Regulations, as
12 amended.
13 **F. Transportation Improvements/Access Management:**
14 1. **Access Management:** All access management must be in accordance with the
15 Comprehensive Plan and Land Development Regulations, as amended.
16 2. **Traffic Analysis:** A Traffic Impact Analysis will be required with any future site plan
17 submittal. Any transportation improvements recommended as a result of the traffic
18 impact analysis will be addresses as part of the site plan approval.
19 **G. Signage:** All signage must be in accordance with the Comprehensive Plan and Land
20 Development Regulations, as amended.
21 **H. Lighting:** Exterior lighting must be cut-off type and in accordance with the Land
22 Development Regulations, as amended, and consistent with Dark-Sky principles. A
23 photometric for all exterior lighting must be provided with the site plan application.
24 **I. Fire Protection:** Fire Protection must be in accordance with all applicable federal, state, and
25 local codes and/or regulations, as amended.
26 **J. Noise:** A noise assessment or noise study will not be required for any future development
27 applications associated with any of the proposed uses listed in this Ordinance.
28 **K. Utilities:**
29 1. The provision of potable water, as applicable, must be permitted in accordance with
30 Florida Department of Health, Florida Department of Environmental Protection, the
31 Comprehensive Plan, and Land Development Regulations, as amended.
32 2. Septic and sewage service, as applicable, must be permitted in accordance with the
33 Florida Department of Health, Florida Department of Environmental Protection, the
34 Comprehensive Plan, and Land Development Regulations, as amended.
35 3. Any portion of an on-site septic system must be setback one hundred (100) feet from
36 the wetland jurisdictional line in accordance with the Comprehensive Plan, as amended.
37 **L. Concurrency Management Requirements:** Any development must comply with the
38 Lake County Concurrency Management System, as amended.
39

1 **M. Development Review and Approval:** Prior to the issuance of permits, the Applicant
2 will be required to submit a development application for site plan approval generally
3 consistent with Exhibit "B" – Conceptual Plan, attached, for review and approval in
4 accordance with the Comprehensive Plan and Land Development Regulations, as
5 amended.

6 **N. Future Amendments to Statutes, Code, Plans, or Regulations:** The specific
7 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
8 County Comprehensive Plan, and Lake County Land Development Regulations will
9 include any future amendments to the Statutes, Codes, Plans or Regulations.

10 **Section 2. Conditions.**

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

14 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,
15 improve, move, convert, or demolish any building structure, add other uses, or alter the
16 land in any manner within the boundaries of the above described land without first
17 obtaining the necessary approvals in accordance with the Lake County Code, as
18 amended, and obtaining the permits required from the other appropriate governmental
19 agencies.

20 **C.** This Ordinance will inure to the benefit of, and will constitute a covenant running with
21 the land and the terms, conditions, and provisions of this Ordinance, and will be binding
22 upon the present Owner and any successor, and will be subject to each and every
23 condition set out in this Ordinance.

24 **D.** Construction and operation of the proposed use must at all times comply with the
25 regulations of this and other governmental permitting agencies.

26 **E.** The transfer of ownership or lease of any or all of the property described in this
27 Ordinance must include in the transfer or lease agreement, a provision that the
28 purchaser or lessee is made good and aware of the conditions established by this
29 Ordinance and agrees to be bound by these conditions. The purchaser or lessee may
30 request a change from the existing plans and conditions by following the procedures
31 contained in the Land Development Regulations, as amended.

32 **F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code
33 Enforcement Special Master will have authority to enforce the terms and conditions set
34 forth in this ordinance and to recommend that the ordinance be revoked.

35 **Section 4. Severability.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
36 unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity
37 of the remaining portions of this Ordinance.

38 **Section 5. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
39 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
40 125.66, Florida Statutes.

1 **Section 6. Effective Date. This Ordinance will become effective as provided by law.**

2 ENACTED this _____ day of _____, 2018.

3
4 FILED with the Secretary of State _____, 2018.

5
6 EFFECTIVE _____, 2018.

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8
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10 BOARD OF COUNTY COMMISSIONERS
11 LAKE COUNTY, FLORIDA

12
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14 _____
15 TIMOTHY I. SULLIVAN, CHAIRMAN

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19 **ATTEST:**

20
21
22 _____
23 NEIL KELLY, CLERK OF THE
24 BOARD OF COUNTY COMMISSIONERS
25 LAKE COUNTY, FLORIDA

26
27
28 **APPROVED AS TO FORM AND LEGALITY:**

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31 _____
32 MELANIE MARSH, COUNTY ATTORNEY

Exhibit A – Legal Description

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That part of the North ½ of the Southeast ¼ of Section 36, Township 18 south, Range 27 East, Lake County, Florida, lying North of the right of way of CR 44-A; ALSO, a portion of the West ½ of said Section 36 lying north of CR 44-A described as follows: Begin at a point marking the north right of way line of CR 44-A with the West line of the SE ¼ of said Section 36; run thence S 89°57'58" W along said North right of way line a distance of 359.18 feet to the East right of way line of Eustis Sand Lake Road, as presently monumented; run thence N 0°31'49" W along said right of way line a distance of 1500.39 feet; thence S 89°43'46" E a distance of 350.31 feet to the West line of the NE ¼ of Section 36; thence S 0°58'07" E a distance of 215.30 feet; thence S 0°51'14" E a distance of 1283.33 feet to the Point of Beginning. ALSO: Begin at a concrete monument marking the SW corner of the NE ¼ of said Section 36, run thence N 0°36'54" W along the West line of said NE ¼ a distance of 215.23 feet; run thence S 89°23'59" E a distance of 554.36 feet; thence N 0°51'34" W a distance of 274.68 feet; thence S 89°23'57" E a distance of 645.0 feet; thence S 0°51'34" E a distance of 490.0 feet; thence N 89°23'59" W a distance of 1200.28 feet to the Point of Beginning. Subject to easements, if any, and right of way for CR 44-A.

