



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): February 3, 2021
Board of County Commissioners (BCC): February 23, 2021

Case No. and Project Name: RZ-20-18-4, New Missions, Inc.

Applicant: Green Consulting Group, Inc.

Owner: New Missions, Inc.

Requested Action: Rezoning approximately 20.58 +/- acres from Agriculture (A) to Community Facility District (CFD) to accommodate a place of worship, office, and community assembly.

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

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 20.58 +/- Acres

Location: North of State Road 44, and east of Green Forest Drive, in the Eustis area.

Alternate Key No.: 3830969

Future Land Use Category: Rural

Existing Zoning District: Agriculture (A)

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area/ISBA: N/A

Overlay Districts: Wekiva Study Area and Wekiva - Ocala Rural Protection Area

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture	Residential	Single-Family Dwelling Units and Lakewood Ranches Tracts B and C
South	Rural Transition	Planned Unit Development	State Road and Residential	State Road 44 and Sorrento Hills Phase 3 Tract B and C
East	Rural	Agriculture	Vacant	Vacant Agriculture Tract of Land
West	Rural	Agriculture	Right-of-Way and Common Area Tract	Green Forest Drive and Lakewood Ranches Subdivision Tract M West of R-O-W

– Summary of Analysis –

The undeveloped subject parcel is comprised of 20.58 +/- acres, is currently zoned Agriculture (A), designated as Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; located within the Wekiva Study Area, and Wekiva – Ocala Rural Protection Area. The subject property is described as Tract P, Lakewood Ranches, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 19 through 27, inclusive, Public Records of Lake County, Florida. The parcel is vacant and undeveloped. The subject parcel is located north of State Road 44, and east of Green Forest Drive, in the Eustis area of unincorporated Lake County.

The application seeks to rezone the subject parcel from Agriculture (A) to Community Facility District (CFD) to accommodate a multi-purpose building for a place of worship, religious education, office, and wellness/holiday gift packaging uses. The Concept Plan is included as Attachment “A”.

- 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 requested rezoning is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows community facility uses within the CFD zoning district.

The requested rezoning is also consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands that benefits the public and general welfare.

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

The request is consistent with Comprehensive Plan Policy I-1.4.4, *Rural Future Land Use Category*, which allows religious organizations. The application seeks to rezone the subject parcel from Agriculture (A) to Community Facility District (CFD) to accommodate a place of worship, and religious education uses.

The concept plan demonstrates consistency with Comprehensive Pan Policy I-1.4.4, which shows the CFD uses to be developed with a 20% maximum impervious surface ratio, and 35% minimum open space.

Should the rezoning request be approved, the proposed multi-purpose building is required to comply with the design standards of Comprehensive Plan Policy I-5.1.3, regarding protection of the rural character, and enhance the rural character of the project.

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

Place of worship and community assembly uses are establishments primarily for the benefit and service of the community, consistent with the FLUC. The Rural FLUC allows religious organizations, and LDR Section 3.01.03 allows community facility uses within the CFD zoning district.

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

The request is consistent with the Rural FLUC, which allows religious organizations, and with LDR Section 3.01.03, which allows a place of worship and community facility uses within the CFD zoning district.

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 and Sewer

The City of Eustis requires immediate connection with City Commission approval prior to development approval of the site plan (Attachment “B”). The Applicant shall contact the City of Eustis in regards to utilities.

Solid Waste

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

Office of Public Safety

Lake County Fire Rescue Station #21 is located less than three (3) miles of the subject property at 25100 County Road 44A, Eustis, and will provide advanced life support should an emergency situation on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the rezoning request be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of State Road 44 and the impacted segment from County Road 439 is "C" with capacity of seven-hundred ten (710) trips peak direction. This project will be generating approximately thirty-four (34) pm peak hour trips, in which twenty-three (23) trips will impact the peak hour direction.

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

The property is currently undeveloped, with mature tree canopy. Should the rezoning be approved, a tree removal permit application will be required to ensure tree protection in accordance with LDR Section 9.02.00. Additionally, all environmental resources will be addressed through the development review process and submittal of an environmental assessment prior to development. All new development is required to meet all criteria specified by the Land Development Regulations (LDR) Section 6.00.00 and Comprehensive Plan Conservation Element goals, objectives and policies regarding natural resource protection and mitigation.

To further lessen any negative impacts to the surrounding parcels, pursuant to LDR Section 9.09.00, a noise assessment shall be submitted for review and acceptance prior to the commencement of the operations of the new uses identified in the Ordinance.

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

There is no information within the rezoning application that specifies the effects 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 CFD rezoning may be contrary to existing residential and agricultural development located within the surrounding area. However, CFD zoning districts are permitted within all future land use categories.

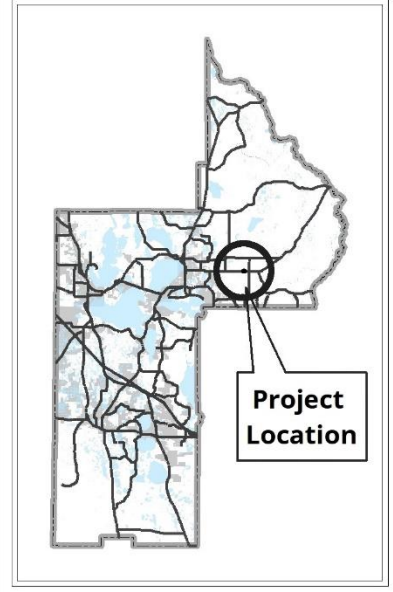
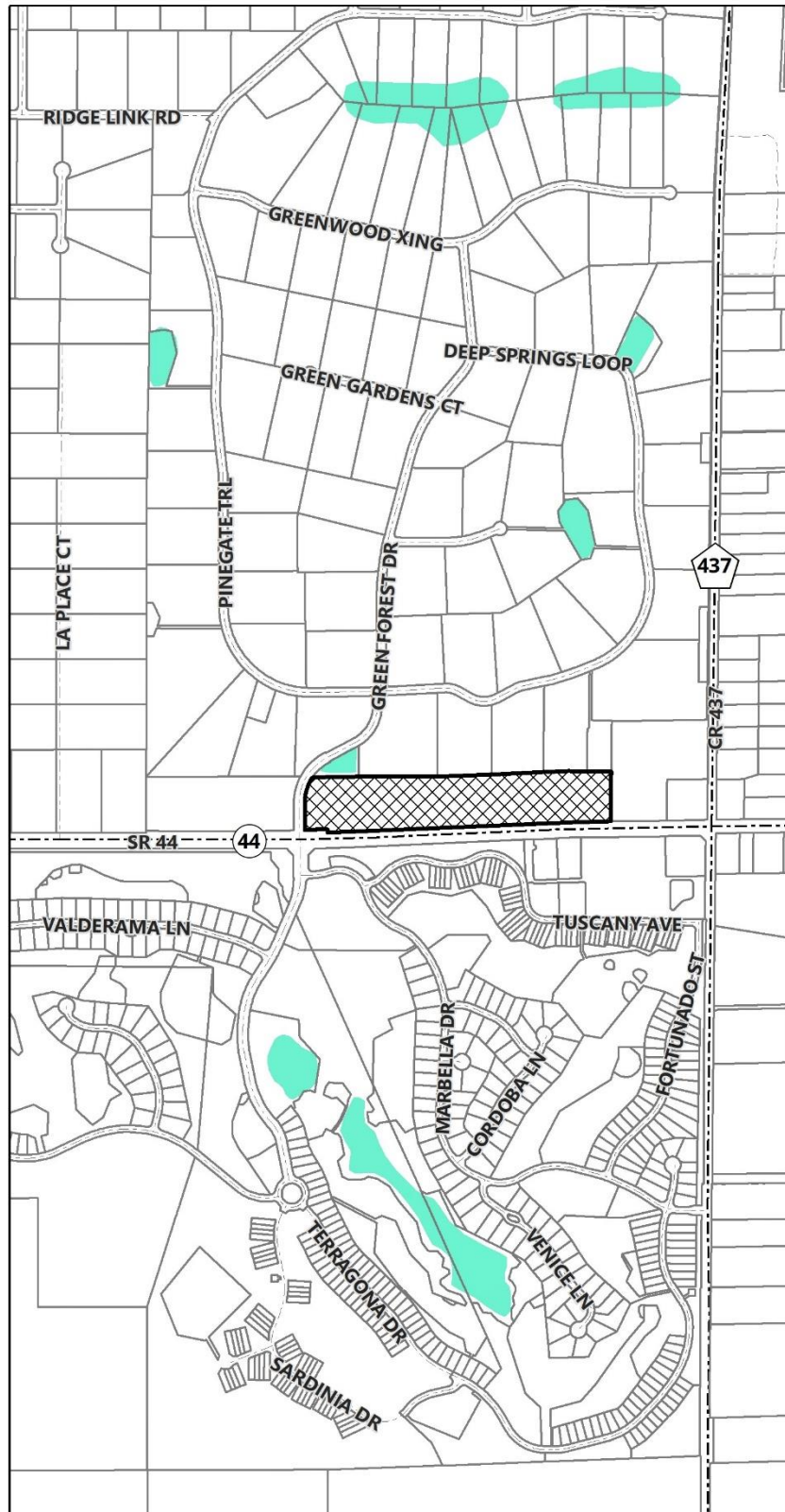
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

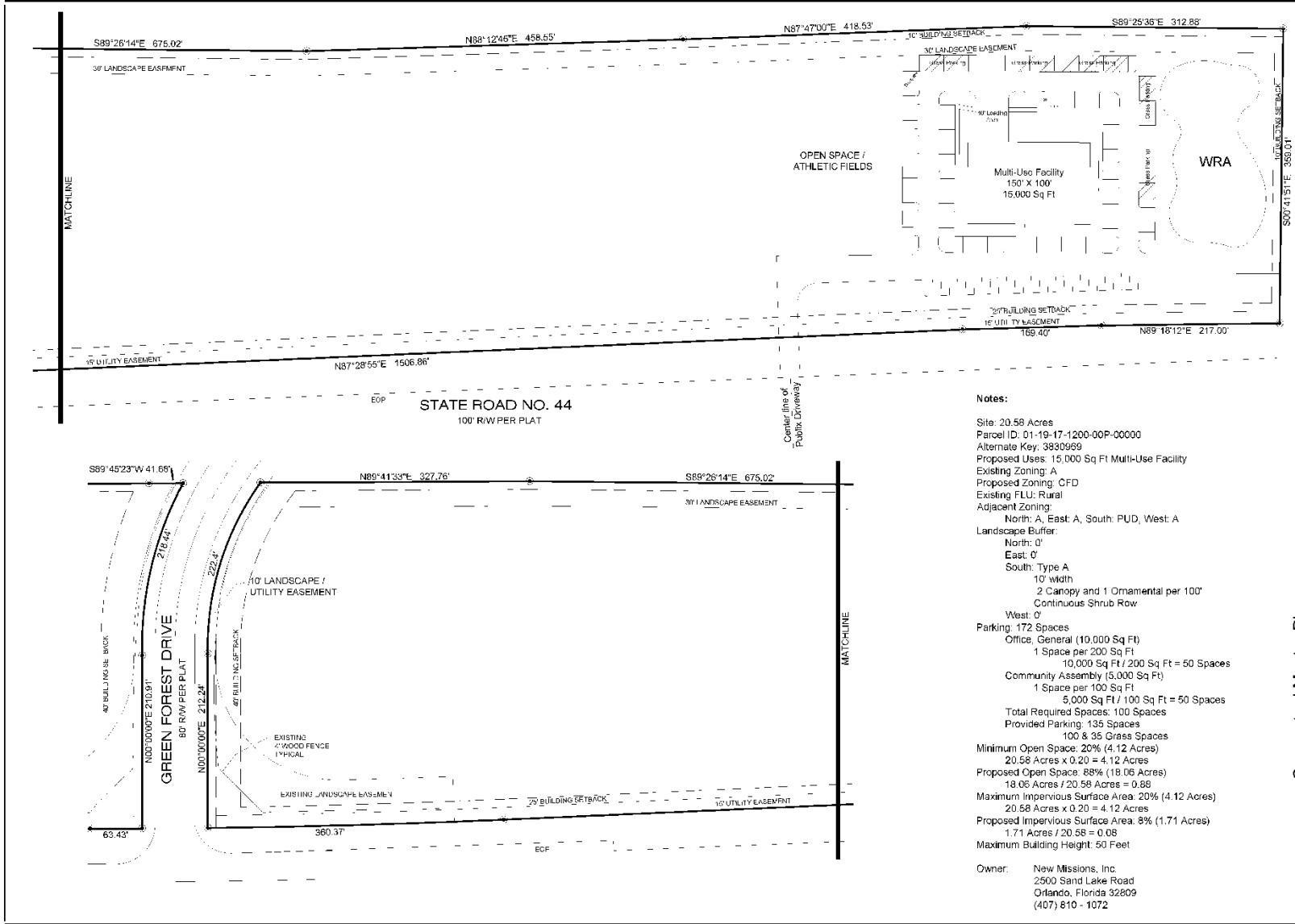
The request is in harmony with the general intent of the Comprehensive Plan and Land Development Regulations as stated in Sections A through H above.

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.

Map of Subject Property







Notes:

Site: 20.58 Acres
 Parcel ID: 01-19-17-1200-00P-00000
 Alternate Key: 38309989
 Proposed Uses: 15,000 Sq Ft Multi-Use Facility
 Existing Zoning: A
 Proposed Zoning: CFD
 Existing FLU: Rural
 Adjacent Zoning:
 North: A, East: A, South: PUD, West: A
 Landscape Buffer:
 North: 0'
 East: 0'
 South: Type A
 10' width
 2 Canopy and 1 Ornamental per 100'
 Continuous Shrub Row
 West: 0'
 Parking: 172 Spaces
 Office, General (10,000 Sq Ft)
 1 Space per 200 Sq Ft
 10,000 Sq Ft / 200 Sq Ft = 50 Spaces
 Community Assembly (5,000 Sq Ft)
 1 Space per 100 Sq Ft
 5,000 Sq Ft / 100 Sq Ft = 50 Spaces
 Total Required Spaces: 100 Spaces
 Provided Parking: 135 Spaces
 100 & 35 Grass Spaces
 Minimum Open Space: 20% (4.12 Acres)
 20.58 Acres x 0.20 = 4.12 Acres
 Proposed Open Space: 88% (18.06 Acres)
 18.06 Acres / 20.58 Acres = 0.88
 Maximum Impervious Surface Area: 20% (4.12 Acres)
 20.58 Acres x 0.20 = 4.12 Acres
 Proposed Impervious Surface Area: 8% (1.71 Acres)
 1.71 Acres / 20.58 = 0.08
 Maximum Building Height: 50 Feet

Owner: New Missions, Inc.
 2500 Sand Lake Road
 Orlando, Florida 32809
 (407) 810 - 1072

Conceptual Master Plan

Green Consulting Group, Inc.
 Landscape Architecture ■ Land Planning ■ Development Assistance
 4070 United Avenue, Mount Dora, Florida 32767
 352-587-8224 ■ Fax: 352-587-8278 ■ License#0288

Project Number: 44-01
 Date: 01/19/2022
 Scale: As Shown
 Drawing No: 054
 Sheet: 1 of 1

New Missions Inc
 Lake County, Florida

Attachment "A" – Concept Plan

Attachment "B" – City of Eustis Utility Availability



Office of Planning and Zoning

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 01 Township 19 Range 27 Alt Key # 3830969

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage ^{is but access may be an issue} _____ 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 Eustis, will provide immediate hook up to this property for: *upon city comm. approval*

Central Sewage: Yes _____ No X Central Water: Yes X 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 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.

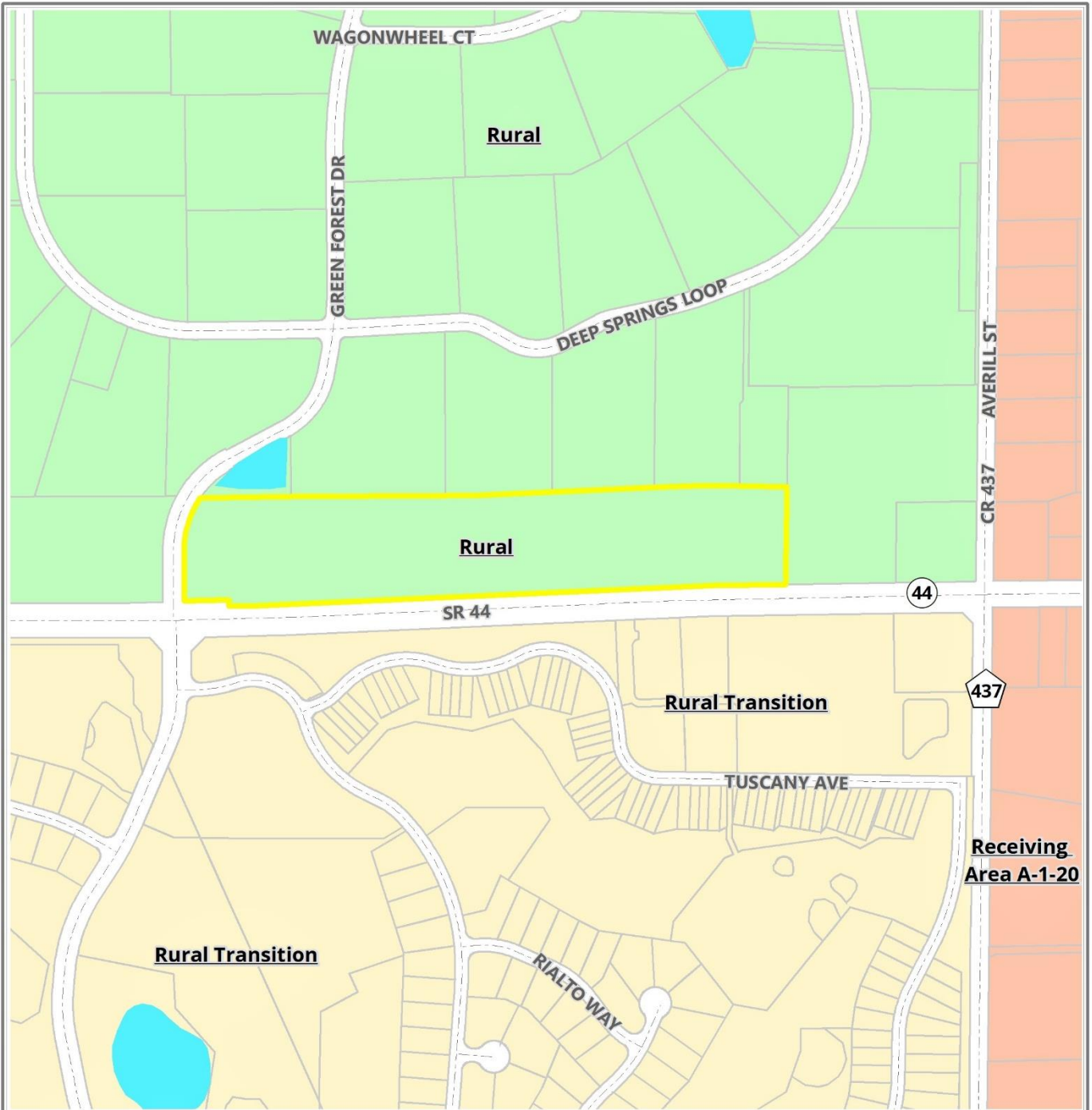
City Official or Private Provider Signature [Signature]

Print Name and Title: Michael Brisson, Project Manager Date 1/21/21

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: <u>Janie Barron - New Missions, Inc (AR #4089)</u>
Date Received: _____	Address #: _____ Project Name: _____

CURRENT FUTURE LAND USE

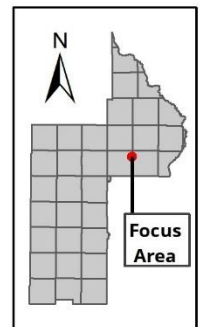


FUTURE LAND USE LEGEND

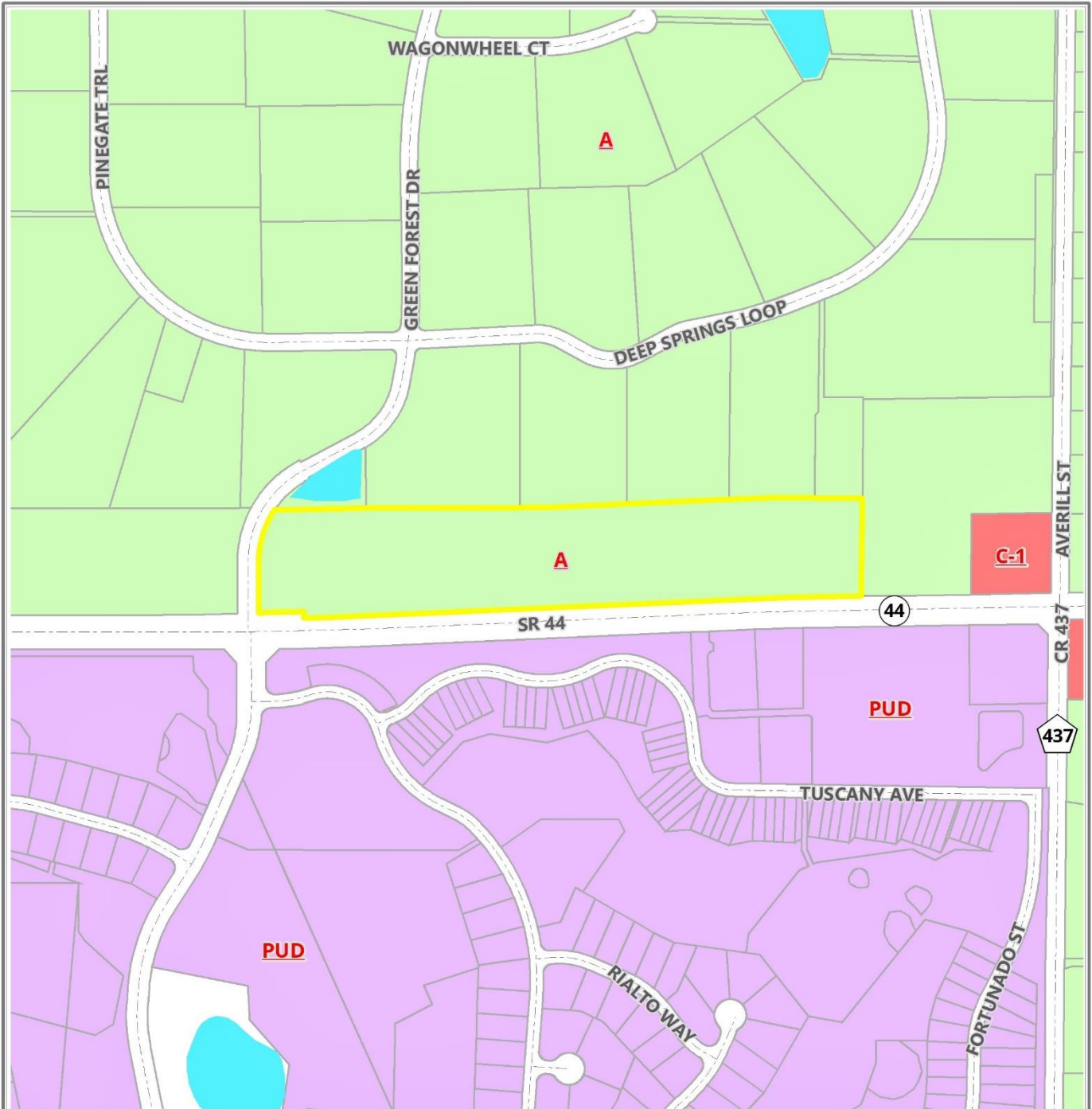
 Rural  Rural Transition  Receiving Area A-1-20

NAME: **NEW MISSIONS PROPERTY**
CASE NUMBER: **RZ-20-18-4**
LOCATION (S-T-R): **12-19-27**
REQUEST: **AGRICULTURE (A) TO COMMUNITY FACILITY DISTRICT (CFD)**

DISTRICT: **4**



CURRENT ZONING



ZONING LEGEND

A C-1 PUD

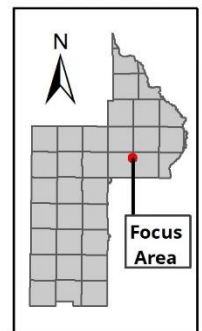
NAME: **NEW MISSIONS PROPERTY**

CASE NUMBER: **RZ-20-18-4**

LOCATION (S-T-R): **12-19-27**

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

DISTRICT: **4**



ORDINANCE #2021-XX
New Missions, Inc.
RZ-20-18-4

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

WHEREAS, Green Consulting Group, Inc. (the "Applicant") submitted a rezoning application on behalf of New Missions, Inc. ("the Owner") to rezone approximately 20.58 +/- acres from Agriculture (A) to Community Facility District (CFD) to accommodate a place of worship, office and community assembly; and

WHEREAS, the subject property consists of 20.58 +/- acres located north of State Road 44, and east of Green Forest Drive, Eustis in Section 01, Township 19 South, Range 27 East, consisting of Alternate Key Number 3830969, more particularly described as:

Tract P, Lakewood Ranches, according to the map or plat thereof, as recorded in Plat Book 53, Page(s) 19 through 27, inclusive, Public Records of Lake County, Florida.

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

WHEREAS, the Lake County Planning and Zoning Board did review Petition RZ-20-18-4 on the 3rd day of February 2021, after giving notice of the hearing on the petition for change in zoning, including notice that the petition would be presented to Board of County Commissioners of Lake County, Florida, on the 23rd day of February 2021; and

WHEREAS, the Board of County Commissioners reviewed said petition, the recommendations of the Lake County Planning and Zoning Board, the 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 has been duly approved.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake County, Florida, that the Land Development Regulations of Lake County, Florida, be altered and amended as they pertain to the property described herein, subject to the following terms:

Section 1. Terms: The County Manager or designee shall amend the Lake County Zoning Map to reflect this Ordinance. To the extent where there are conflicts between Exhibit "A" (Conceptual Plan) and this Ordinance, this Ordinance shall take precedence.

A. Land Uses.

1. Primary Use:
 - a. Place of Worship
 - b. Religious Education
 - c. Community Assembly
2. Accessory Uses:
 - a. Office
 - b. Wellness/Holiday Gift Packaging

1 Additional accessory uses may be approved by the County Manager or designee. Any
2 other use of the property will require approval of an amendment to this Ordinance by the
3 Board of County Commissioners.

4 **B. Specific Conditions.**

5 1. Wellness/Holiday Gift Packing Hours of Operation. Hours of operation will be limited
6 from sunrise to sunset.

7 **C. Open Space, Impervious Surface Ratio and Building Height.** Open space,
8 impervious surface ratio, and building height shall be in accordance with the
9 Comprehensive Plan and Land Development Regulations (LDR), as amended.

10 **D. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.

11 **E. Parking Requirements.** Off-street parking must be provided in accordance with the
12 LDR, as amended.

13 **F. Environmental Requirements.**

14 1. An environmental assessment dated within six (6) months of the development
15 application submittal date must specify the presence of vegetation, soils, threatened
16 and endangered species that may exist on the site. Any State permitting or mitigation
17 will be required before development can commence to ensure compliance with the
18 Comprehensive Plan and LDR, as amended.

19 **G. Stormwater and Floodplain Management.**

- 20 1. The stormwater management system must be designed in accordance with all
21 applicable Lake County and St. Johns River Water Management District
22 requirements, as amended.
- 23 2. The Developer will be responsible for any flood studies required for developing the
24 site and to comply with Federal Emergency Management Agency (FEMA)
25 regulations, the Comprehensive Plan and the LDR, as amended. Any development
26 within the floodplain as identified on the FEMA maps will require compensating
27 storage.

28 **H. Transportation Improvements.**

- 29 1. Sidewalks will be required per LDR commercial design standards, as amended.
- 30 2. Access off of State Road 44 shall require permitting and approval from the Florida
31 Department of Transportation.
- 32 3. All access management shall be in accordance with the Comprehensive Plan and
33 LDR, as amended.

34 **I. Noise.** Noise assessment shall be in accordance with the LDR, as amended.

35 **J. Lighting.** Exterior lighting, if provided, must be in accordance with the LDR, as amended
36 and consistent with Dark-Sky Principles.

37 **K. Landscaping, Buffering and Screening.** Landscaping, Buffering and Screening shall
38 be in accordance with the LDR, as amended.

- 1 **L. Utilities.** The development shall be connect to City of Eustis central water and sewer
2 prior to commencement of operation.
- 3 **M. Signage.** All signage must be in accordance with the LDR, as amended.
- 4 **N. Concurrency Management Requirements.** Any development must comply with the
5 Lake County Concurrency Management System, as amended.
- 6 **O. Development Review and Approval.** Prior to the issuance of any permits, the Applicant
7 shall be required to submit a development application for review and approval in
8 accordance with the Comprehensive Plan and LDR, as amended.

9 **Section 2. Conditions.**

- 10 **A.** After establishment of the facilities as provided in this Ordinance, the property may only
11 be used for the purposes identified in this Ordinance. Any other proposed use must be
12 specifically authorized by the Lake County Board of County Commissioners.
- 13 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,
14 improve, move, convert, or demolish any building structure, add other uses, or alter the
15 land in any manner within the boundaries of the above described land without first
16 obtaining the necessary approvals in accordance with the Lake County Code, as
17 amended and obtaining the permits required from the other appropriate governmental
18 agencies.
- 19 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the
20 land and the terms, conditions and provisions of this Ordinance will be binding upon the
21 present Owners and any successor and will be subject to each and every condition set
22 out in this Ordinance.
- 23 **D.** The transfer of ownership or lease of any or all of the property described in this
24 Ordinance must include in the transfer or lease agreement, a provision that the purchaser
25 or lessee is made good and aware of the conditions established by this Ordinance and
26 agrees to be bound by these conditions. The purchaser or lessee may request a change
27 from the existing plans and conditions by following the procedures contained in the LDR,
28 as amended.
- 29 **E.** Action by the Lake County Code Enforcement Special Master. The Lake County Code
30 Enforcement Special Master will have authority to enforce the terms and conditions set
31 forth in this Ordinance and to recommend that the ordinance be revoked.

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

35 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
36 Ordinance to the Secretary of State for the State of Florida in accordance with Section
37 125.66, Florida Statutes.

38

1 **Section 5. Effective Dates. This Ordinance will become effective as provided by law.**
2 **ENACTED** this _____ day of _____, 2021.
3 **FILED** with the Secretary of State _____, 2021.
4 **EFFECTIVE** _____, 2021.

5
6
7
8 **BOARD OF COUNTY COMMISSIONERS**
9 **LAKE COUNTY, FLORIDA**

10 _____
11 **SEAN M. PARKS, CHAIRMAN**

12
13
14
15 **ATTEST:**

16
17
18 _____
19 **GARY J. COONEY, CLERK OF THE**
20 **BOARD OF COUNTY COMMISSIONERS**
21 **LAKE COUNTY, FLORIDA**




22
23
24
25 **APPROVED AS TO FORM AND LEGALITY:**

26
27
28 _____
29 **MELANIE MARSH, COUNTY ATTORNEY**

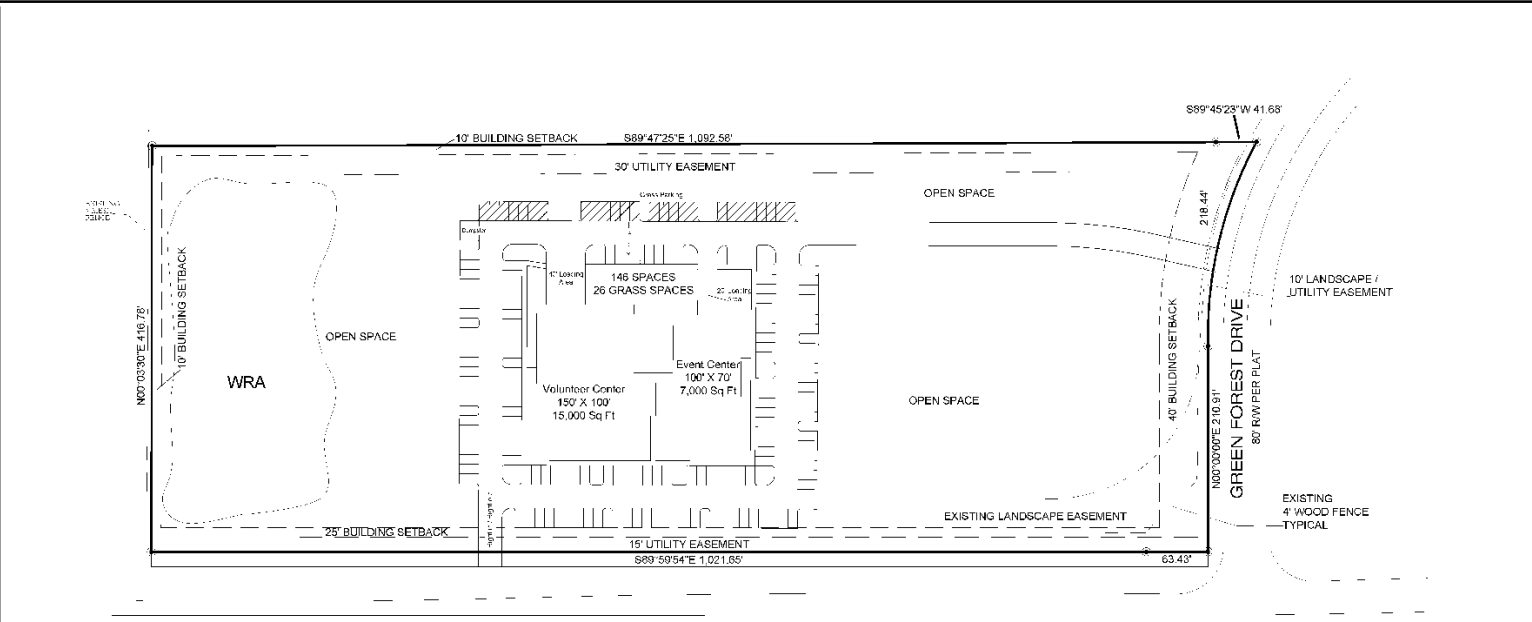
Exhibit "A" – Conceptual Plan

Conceptual Master Plan

New Missions Volunteer Center
 Lake County, Florida

Green Consulting Group, Inc.
 10000 W. US Highway 19, Suite 100, Palm Bay, Florida 32909
 Phone: (321) 327-5275 Fax: (321) 327-5276
 License: LCC20000268



STATE ROAD NO. 44
 100' R/W PER PLAT

Notes:
 Site: 10.8 Acres
 Proposed Uses:
 15,000 Sq Ft Volunteer Center
 7,000 Sq Ft Event Center
 Existing Zoning: A
 Proposed Zoning: CFD
 Existing FLU: Rural
 Adjacent Zoning:
 North: A
 East: A
 South: PUD
 West: A
 Landscape Buffer:
 North: 0'
 East: 0'
 South: A Type - 10' 2 Canopy, 1 Ornamental, Shrub Row
 West: 0'

Parking: 172 Spaces
 Office, General (15,000 Sq Ft)
 1 Space per 200 Sq Ft
 15,000 Sq Ft / 200 Sq Ft = 75 Spaces
 Community Assembly (7,000 Sq Ft)
 1 Space per 100 Sq Ft
 7,000 Sq Ft / 100 Sq Ft = 70 Spaces
 Required Spaces: 145 Spaces
 75 + 70 = 145 Spaces
 Provided Parking:
 146 Spaces
 26 Grass Spaces
 Minimum Open Space: 20% (2.16 Acres)
 10.8 Acres x 0.20 = 2.16 Acres
 Proposed Open Space: 70.34% (7.60 Acres)
 7.60 Acres / 10.8 Acres = 0.7034

Maximum Impervious Surface Area: 30% (3.24 Acres)
 10.8 Acres x 0.30 = 3.24 Acres
 Proposed Impervious Surface Area: 29.66% (3.20 Acres)
 3.20 Acres / 10.8 = 0.2966
 Maximum Building Height: 50 Feet

Owner:
 New Missions, Inc
 2500 Sand Lake Road
 Orlando, Florida 32809
 (407) 810 - 1072