



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): September 1, 2021
Board of County Commissioners (BCC): October 5, 2021

Case No. and Project Name: RZ-21-24-2, South Lake Seventh-Day Adventists Church

Owner: Southeastern Conference Association of Seventh-Day Adventists, Inc.

Applicant: Audie Robinson

Requested Action: Amend Community Facility District (CFD) Ordinance #2006-33 to accommodate a 2-phased development for a 9,000-square foot fellowship hall/multi-purpose building and 9,000-square foot sanctuary building.

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

Case Manager: Janie Barrón, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 4.75 +/- acres of the overall PUD Development (53 +/- acres)

Location: 14549 Johns Lake Road, Clermont

Alternate Key No.: 1678536

Future Land Use Category: Rural

Existing Zoning District: Community Facility District (CFD) by Ordinance #2018-53

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area (JPA) / ISBA: City of Clermont JPA and ISBA

Overlay Districts: Lake Apopka Basin

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|-----------------|-------------------------|------------------------------|--|
| North | Urban Low | Agriculture (A) | Residential and Agriculture | Large Tract of Land with Single-Family Residence |
| South | Urban Low | Agriculture (A) | Right-of-Way and Agriculture | Johns Lake Road, Large Tract of Land with Single-Family Residence South of R-O-W |
| East | Urban Low | Rural Residential (R-1) | Residential and Agriculture | Large Tract of Land with Single-Family Residence |
| West | Urban Low | Agriculture (A) | Residential and Agriculture | Large Tract of Land with Single-Family Residence |

- Summary of Analysis -

The subject parcel identified by Alternate Key #1678536 is zoned Community Facility District (CFD) by Ordinance 2006-33; and designated with an Urban Low Density Future Land Use Category (FLUC) by the 2030 Comp Plan. The application seeks to amend CFD Ordinance #2006-33, which allows a church and associated uses, to accommodate a 2-phase development for a 9,000-square foot fellowship hall/multi-purpose building and 9,000-square foot sanctuary building (Attachment "A"). Currently, the property is developed with a single-family dwelling unit and a metal shed. Should the rezoning be approved, the Owner intends to demolish the existing single-family dwelling unit and metal shed.

- 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;

Amending CFD Ordinance #2006-33 to facilitate a 2-phase development for a place of worship is not in conflict with any applicable provisions of the Land Development Regulations (LDR). The subject parcel has entitlements which allow the parcel to be developed as a place of worship in three (3) phases.

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

Amending CFD Ordinance #2006-33 is consistent with all applicable elements of the Comprehensive Plan. The subject property is designated with an Urban Low Density FLUC, which allows religious organizations.

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

Currently, the subject parcel has entitlements which allow the parcel to be developed as a place of worship in three (3) phases. The subject parcel is surrounded by residential uses, and the proposed place of worship will provide the surrounding community with an additional community facility use that may benefit the neighboring residents.

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

Besides the approval of CFD Ordinance #2006-33, Lake County has approved two (2) residential developments within the past several months in the immediate surrounding area (3 miles). On January 4, 2021, John's Lake Landing Phase 6 preliminary plat was approved, which consisted of 82-lots; and on May 5, 2021, East Clermont Village Apartments site plan was approved, which consisted of 12 residential buildings (288-units).

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 subject property is located within the City of Clermont service area; the City of Clermont has provided documentation indicating that central water and central sewer are available to service the project.

Parks and Recreation

The request is not anticipated to adversely impact park capacity or levels of service.

Public Safety

Lake County Fire Station #90/CFD104 is located within about five (5) miles of the subject property at 13341 Hartle Road, Clermont, 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 the site plan review process, should the rezoning request be approved by the Board.

Solid Waste

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

Transportation Concurrency

The Applicant submitted and received approval of a Request from Full Transportation Impact Study.

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

Should the rezoning be approved, 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 LDR, as amended. An environmental survey shall be conducted in accordance with the LDRs, as amended. The EA shall identify the presence of natural resources and specify protection and necessary mitigation of any endangered or threatened wildlife, flora and/or fauna, to include those that are species of special concern.

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

There is no information within the application that specifies impacts on property values.

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

The surrounding development pattern is indicative of low density residential and agricultural uses. To increase compatibility between the proposed use and surrounding uses and to reduce impacts, a type "A" landscape buffer and a 6-foot solid wall is required along the eastern property line and the ordinance includes landscaping conditions in accordance with the LDR, as amended. To further lessen any adverse effects to adjoining parcels, a noise study that assesses the impacts of the proposed use will be required at the time of development application submittal.

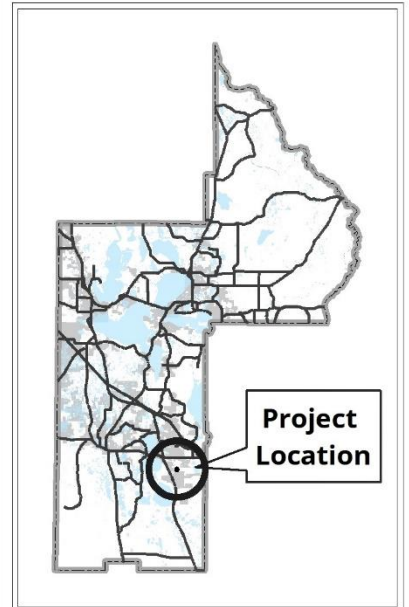
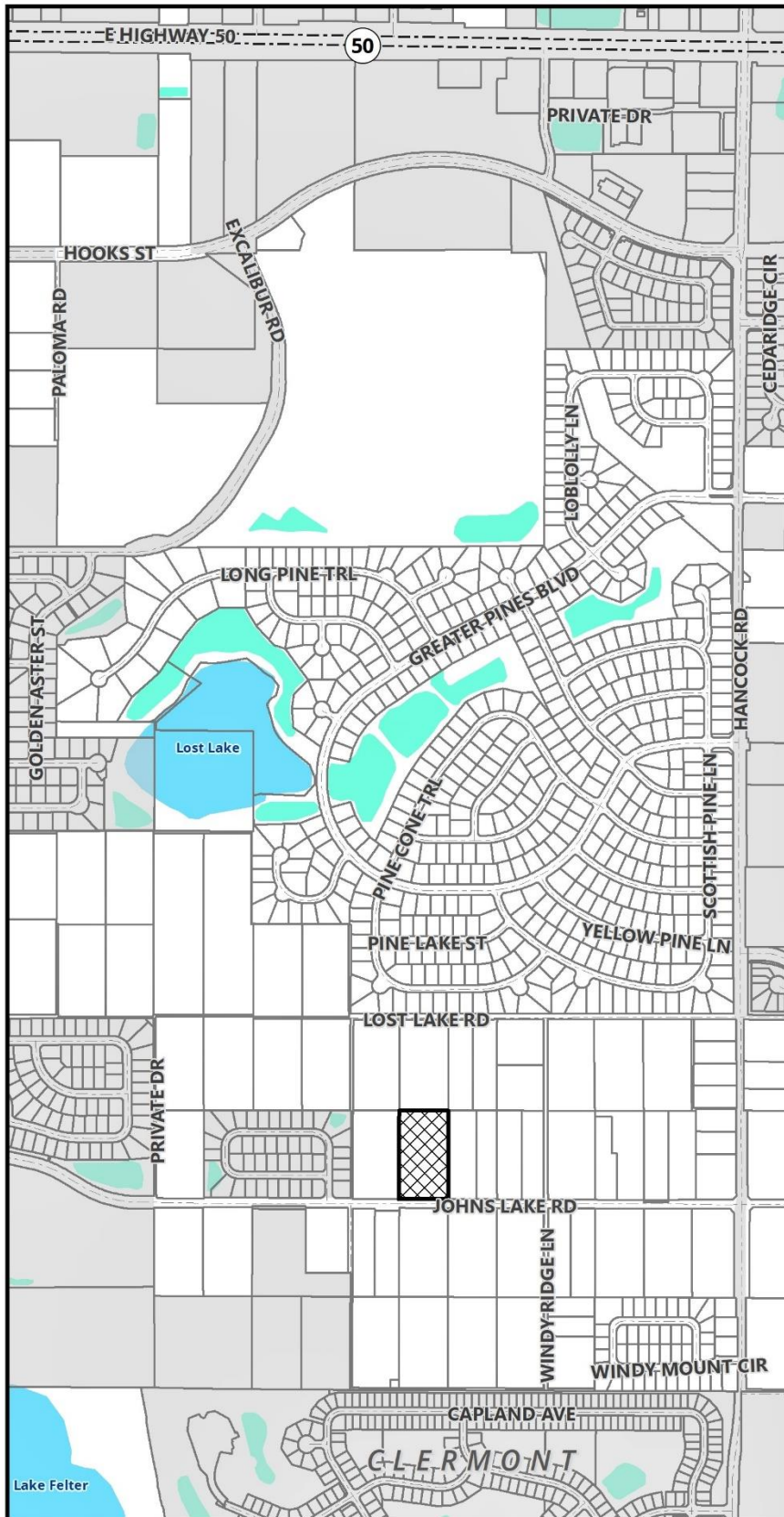
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

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

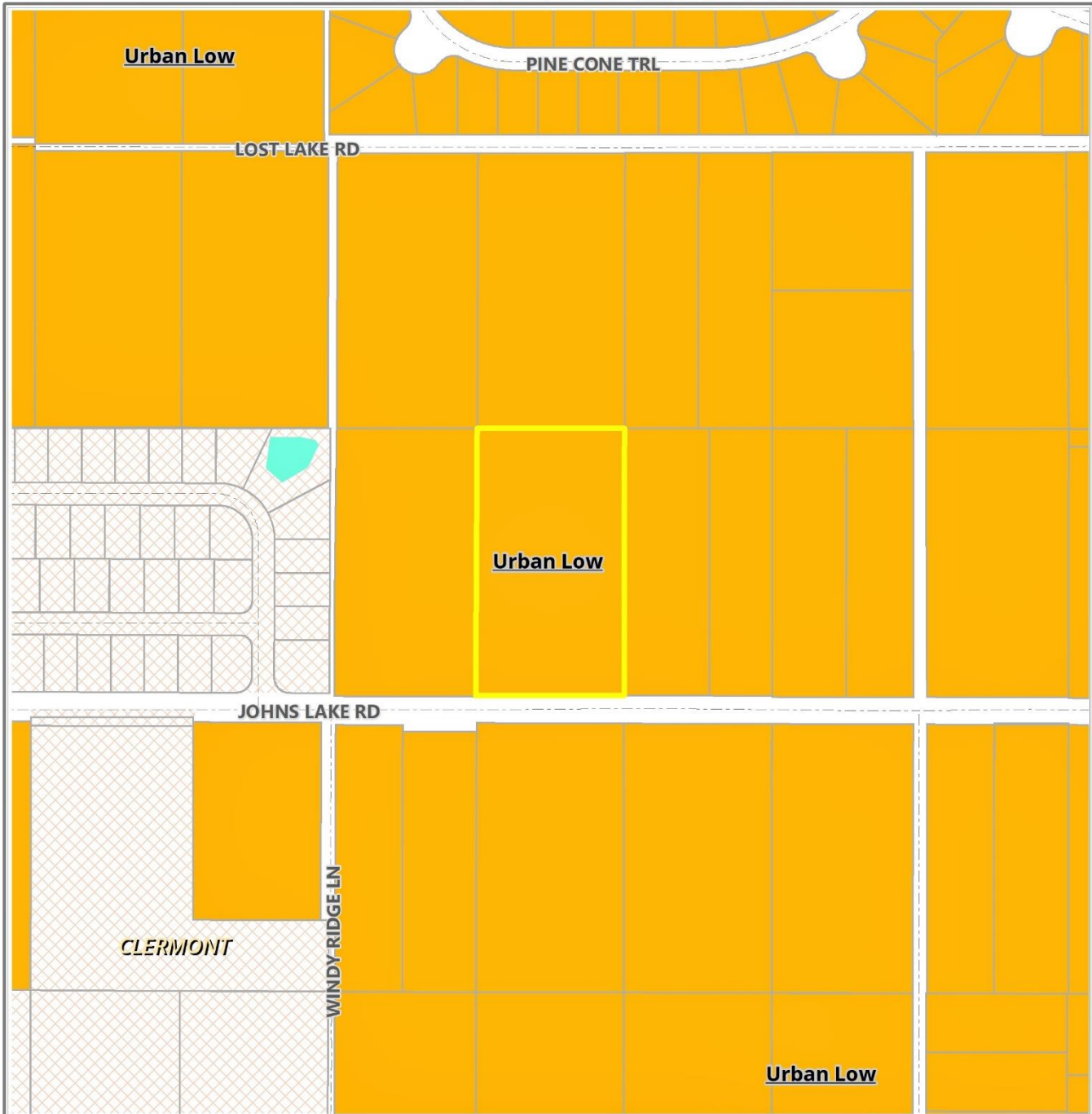
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

None.

Map of Subject Property



CURRENT FUTURE LAND USE



Future Land Use

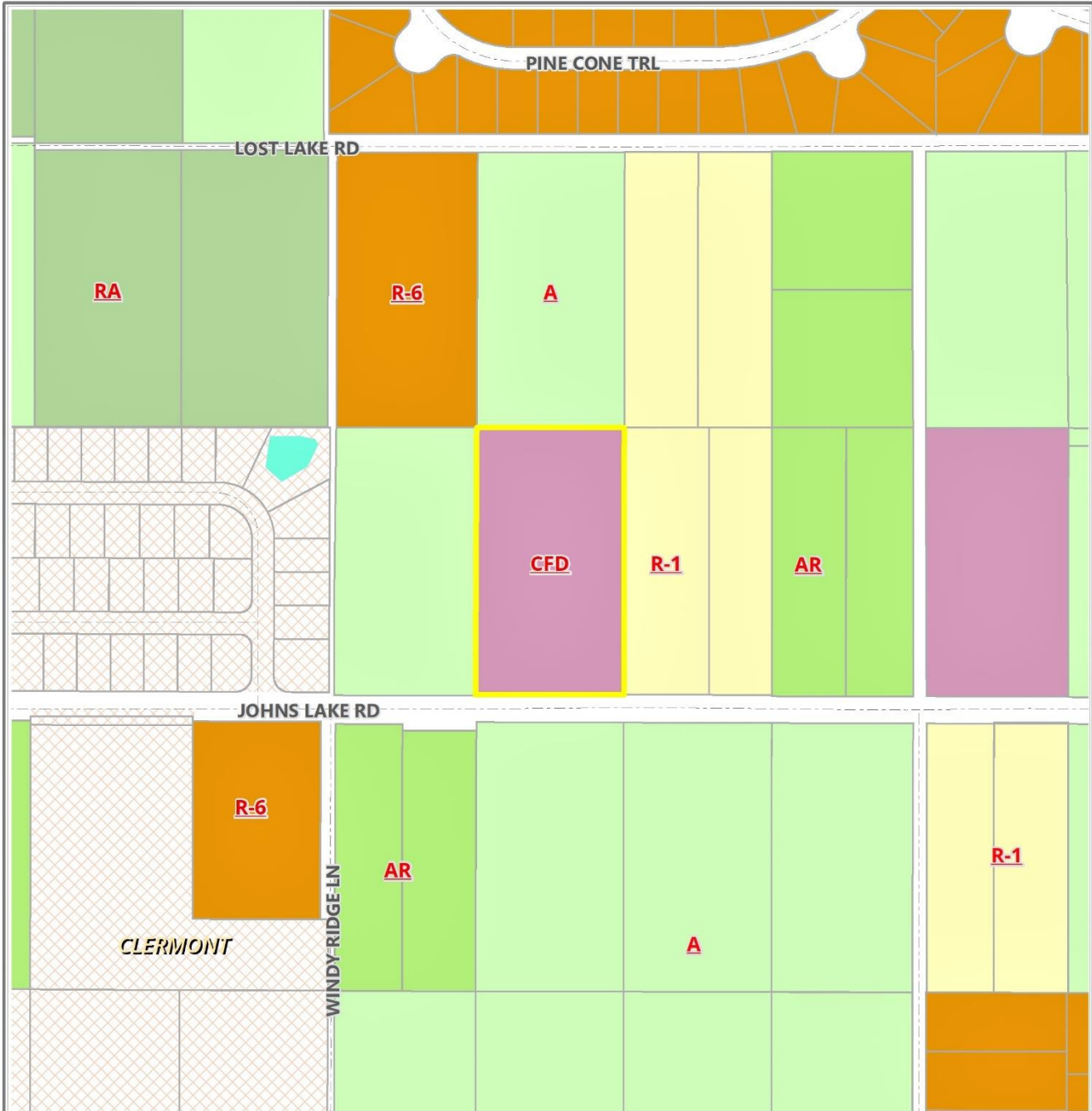
 Urban Low

NAME: **SOUTH LAKE SEVENTH DAY ADVENTIST CHURCH PROPERTY**
CASE NUMBER: **RZ-21-24-2**
LOCATION (S-T-R): **33-22-26**
REQUEST: **COMMUNITY FACILITY DISTRICT (CFD) AMENDMENT**

DISTRICT: **2**



CURRENT ZONING



Zoning Legend

A
 AR
 RA
 R-1
 R-6
 CFD

NAME: SOUTH LAKE SEVENTH DAY ADVENTIST CHURCH PROPERTY
CASE NUMBER: RZ-21-24-2
LOCATION (S-T-R): 33-22-26
REQUEST: COMMUNITY FACILITY DISTRICT (CFD) AMENDMENT

DISTRICT: 2



1 **Section 1. Terms.** The County Manager or designee shall amend the Lake County Zoning Map to
2 show the Community Facility District (CFD) in accordance with this Ordinance. All uses
3 specified must be generally consistent with the Concept Plan as shown in Exhibit "A" of
4 this Ordinance. To the extent where there are conflicts between the Concept Plan and
5 this Ordinance, the Ordinance will take precedence. Ordinance #2006-33 and all
6 previously approved ordinances will be superseded and replaced upon the adoption of
7 this new ordinance.

8 **A. Land Uses.**

- 9 1. Place of Worship
10 2. Fellowship hall/multi-purpose building (9,000-square feet, maximum)
11 3. Sanctuary building (9,000-square feet, maximum)

12 Accessory Use directly associated with the above uses may be approved by the
13 County Manager or designee. Any other use of the site not specified above shall
14 require approval of an amendment to this Ordinance by the Board of County
15 Commissioners

16 **B. Open Space, and Parking.** Open Space and Parking shall be in accordance with
17 the Comprehensive Plan and LDR, as amended.

18 **C. Building Setbacks.** Building Setbacks shall be in accordance with the LDR, as
19 amended.

20 **D. Floor Area Ratio/Intensity, Impervious Surface (ISR), and Structure Height.**
21 Floor Area Ratio/Intensity, Impervious Surface Ratio, and Structure Height shall be
22 in accordance with the Comprehensive Plan and LDR, as amended.

23 **E. Landscaping, Buffering, and Screening.** Landscaping, Buffering, and Screening
24 shall be in accordance with the Comprehensive Plan and LDR, as amended.

25 **F. Transportation Improvements/Access Management.**

- 26 1. Johns Lake Road is a City of Clermont roadway; access from this road shall
27 require permitting and approval from the city. City of Clermont permits and/or
28 approvals will be required prior will be required before development can
29 commence.
30 2. Driveway access connection to Johns Lake Road will require permitting and
31 approval from the City of Clermont.
32 3. All access management shall be in accordance with the Comprehensive Plan and
33 LDR, as amended.

34 **G. Stormwater Management.** The stormwater management system must be designed
35 in accordance with all applicable Lake County and St. Johns River Water
36 Management District requirements.

- 1 **H. Floodplain Management.** The Developer will be responsible for any flood studies
2 required for developing the site and to comply with Federal Emergency Management
3 Agency (FEMA) regulations, Comprehensive Plan, and LDR. Any development within
4 the floodplain as identified on the FEMA maps will require compensating storage.
- 5 **I. Signage.** All signage shall be accordance with the Comprehensive Plan and LDR,
6 as amended.
- 7 **J. Commercial Design.** The design of future Building structures be accordance with
8 Comprehensive Plan and LDR, as amended.
- 9 **K. Lighting.** Exterior lighting shall be cut-off type and in accordance with the LDR, as
10 amended, and consistent with Dark-Sky Principles.
- 11 **L. Fire Protection.** Fire Protection shall be in accordance with all applicable federal,
12 state, and local codes and/or regulations, as amended.
- 13 **M. Utilities.** The development shall be serviced by central water and sewer systems, in
14 accordance with the Comprehensive Plan and LDR, as amended.
- 15 **N. Concurrency Management Requirements.** Any development shall comply with the
16 Lake County Concurrency Management System, as amended.
- 17 **O. Development Review and Approval.** Prior to the issuance of permits, the Applicant
18 shall be required to submit a development application for any future expansion
19 generally consistent with Exhibit "A" - Conceptual Plan, attached, for review and
20 approval in accordance with the Comprehensive Plan and LDR, as amended.
- 21 **P. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
22 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
23 Comprehensive Plan, and LDR shall include any future amendments to the Statutes,
24 Code, Plans, and/or Regulations.

25 **Section 2. Development Review and Approval:** Prior to the issuance of any permits, the Owner
26 shall submit applications for and receive necessary final development order approvals as
27 provided in the Lake County Comprehensive Plan and LDR. The applications for final
28 development orders must meet all submittal requirements and comply with all County
29 codes and ordinances, as amended.

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

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

36

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

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

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11
12 _____
13 **SEAN M. PARKS, CHAIRMAN**

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17 **ATTEST:**

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20 _____
21 **GARY COONEY, CLERK OF THE**
22 **BOARD OF COUNTY COMMISSIONERS**
23 **LAKE COUNTY, FLORIDA**

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

28
29
30 _____
31 **MELANIE MARSH, COUNTY ATTORNEY**

