



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 1

Public Hearings: Planning & Zoning Board (PZB): April 6, 2022
Board of County Commissioners (BCC): May 3, 2022

Case No. and Project Name: RZ-21-30-4, New Missions, Inc.

Applicant: Green Consulting Group, Inc.

Owner: New Missions, Inc.

Requested Action: Rezoning approximately 10.8 +/- 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: 10.8 +/- Acres

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

Alternate Key No.: 3830967

Future Land Use Category: Rural (Attachment "A")

Existing Zoning District: Agriculture (Attachment "B")

Proposed Zoning District: Community Facility District (CFD)

Joint Planning Area/ISBA: N/A

Overlay Districts: Wekiva Study Area (WSA) and Wekiva - Ocala Rural Protection Area (WORPA)

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture	Residential	Single-Family Dwelling Units and Lakewood Ranches
South	Rural Transition	Planned Unit Development	State Road and Golf Course	State Road 44 and Sorrento Hills Phase 3 Tract A
East	Rural	CFD by Ordinance #2021-5	Right-of-Way and New Missions Inc	Green Forest Drive and Lakewood Ranches Subdivision Tract M East of R-O-W
West	Rural	Agriculture	Residential	Single-Family Dwelling Unit

- Summary of Analysis -

The undeveloped subject parcel is comprised of 10.8 +/- 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 M, 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 west 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, classrooms for religious education, athletic fields for religious recreational uses, office, and wellness/holiday gift packaging uses. The concept plan (Attachment “C”) depicts the proposed multi-purpose building, parking area, water retention area, and open space. In addition, the concept plan demonstrates 16% impervious surface area, and 84% open space.

Table 1. Existing and Proposed Development Standards.									
	Zoning District	Maximum ISR	ISR	Minimum Open Space	Open Space	Maximum Floor Area Ratio	Floor Area Ratio	Maximum Building Height	Building Height
Existing	A	20%	Existing 0%	35%	Existing 100%	Comp Plan Does Not Specify	Existing 0%	50-Feet	Existing 0
Proposed	CFD	20%	Proposed 18%	35%	Proposed 71%	Comp Plan Does Not Specify	Proposed 0.03%	75-Feet	Proposed 50-Feet

- 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 request 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 request is consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands that benefit 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 Polices I-3.4.5 and I-5.1.4 to protect the rural character of the area and protect natural resources within the Wekiva Study Area.

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. In addition, on February 23, 2021, the Board approved a rezoning for Tract P, Lakewood Ranches, to accommodate a place of worship, office, and community assembly. The proposed CFD rezoning is consistent with the recent rezoning approval.

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

City of Eustis has provided documentation (Attachment "D") indicating that water is located within 300-feet and sewer is located within 1000-feet of the subject parcel and connection is possible. The development shall be served with an individual well and on-site septic system unless public services become available, in accordance with the Comprehensive Plan and LDR, as amended. On-site septic and sewage service, as applicable, must be permitted in accordance with the Florida Department of Health (DOH) – Lake County, Florida Department of Environmental Protection (DEP), Comprehensive Plan, and LDR, as amended.

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 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.

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 operation 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;

On February 23, 2021, the Board approved Ordinance No. 2021-5, that rezoned Tract P, Lakewood Ranches, to CFD to accommodate a place of worship, religious education, office, wellness/holiday gift packing, and community assembly. The proposed CFD rezoning is consistent with the recent rezoning approval. However, the surrounding area is indicative of existing residential and agricultural uses. CFD zoning districts are permitted within all future land use categories.

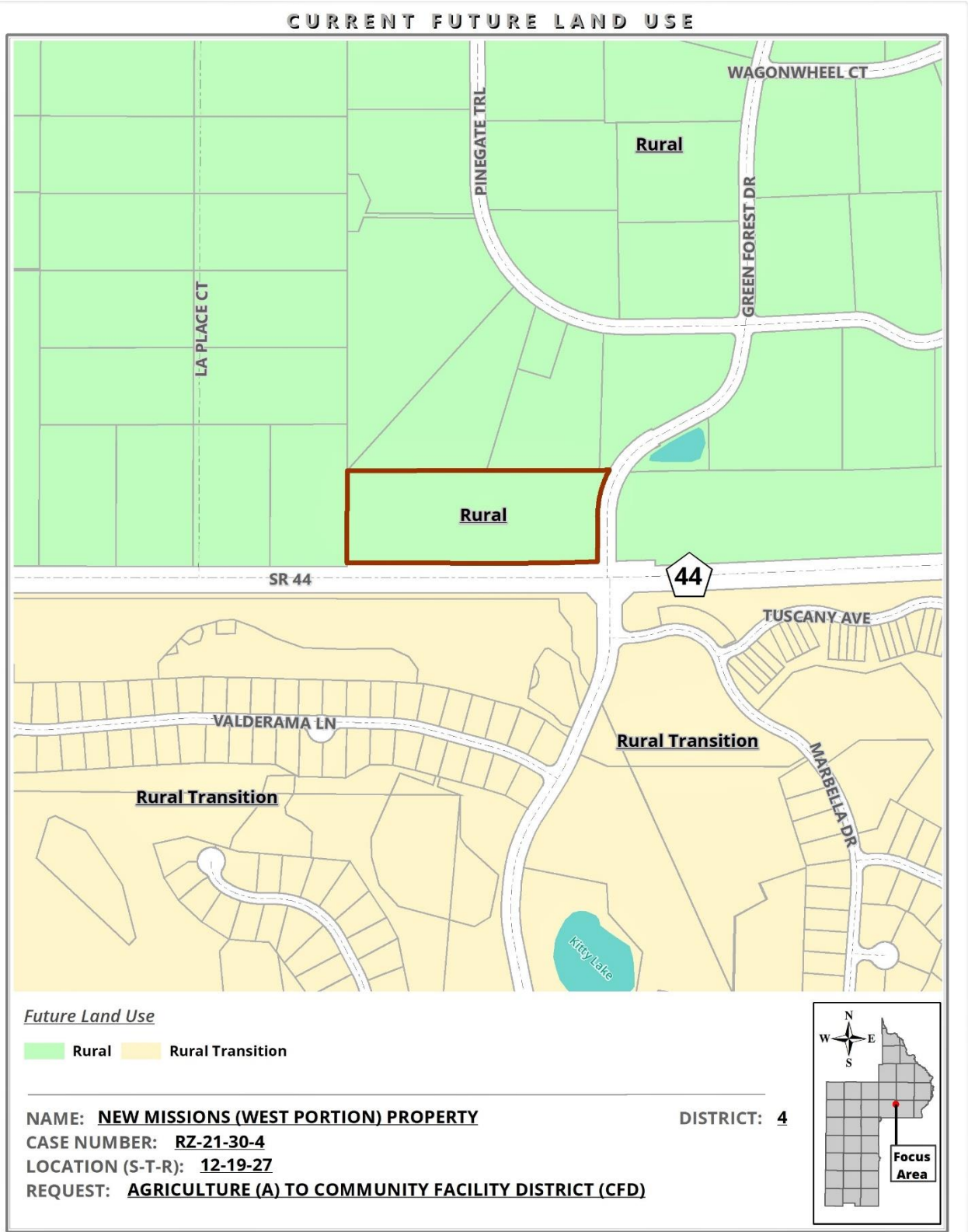
I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

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.

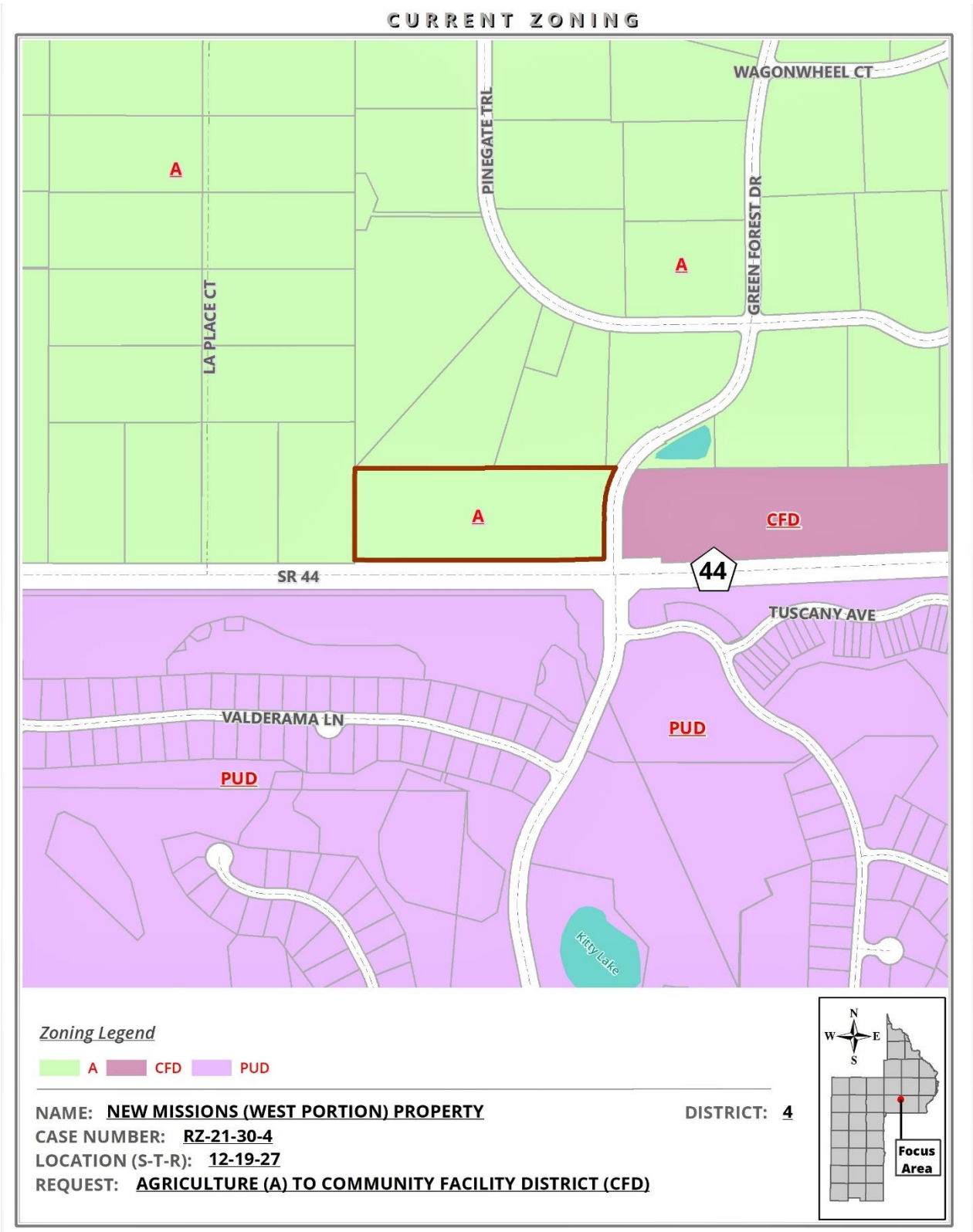
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A.

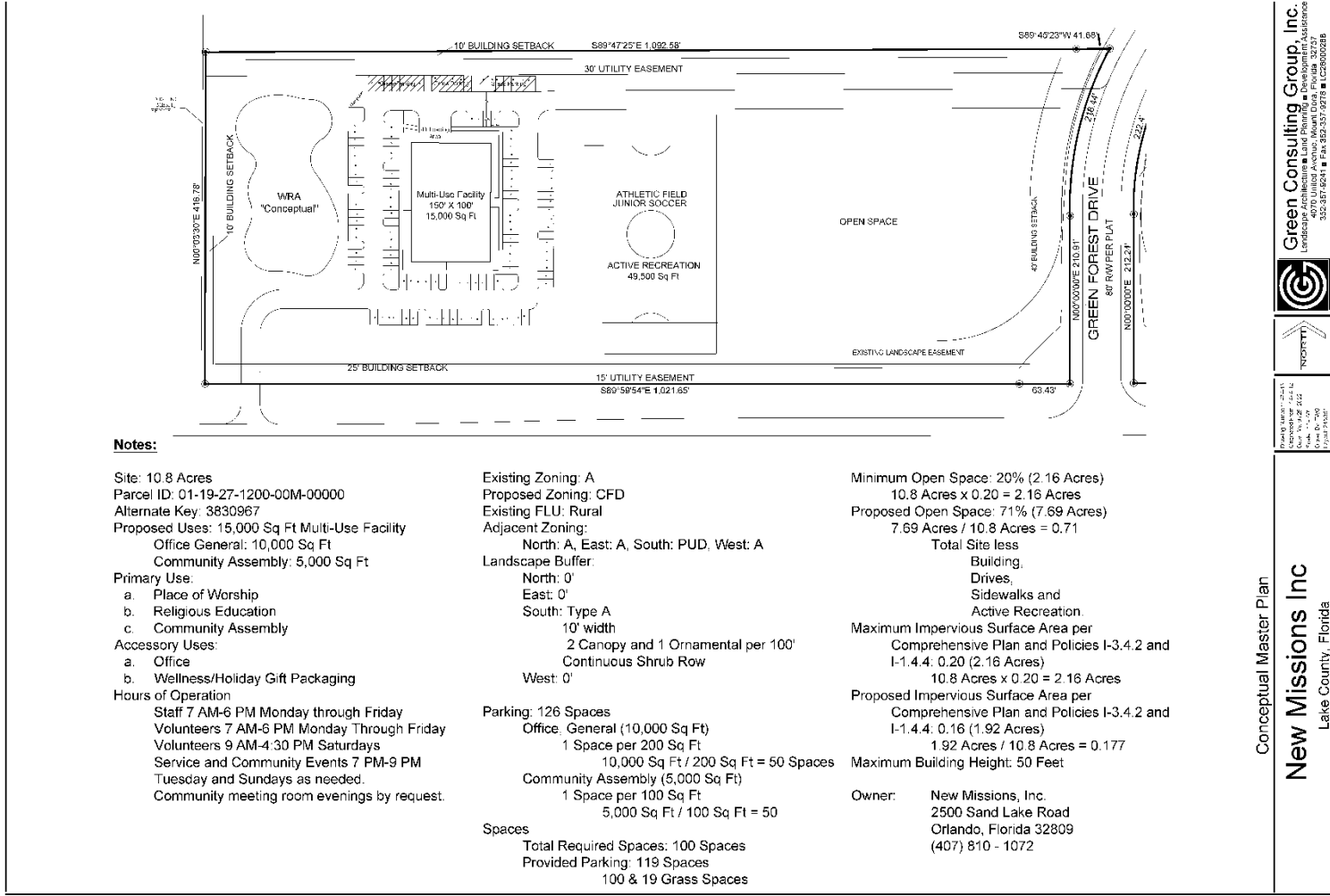
Attachment "A" – Future Land Use Map



Attachment "B" – Zoning Map



Attachment "C" – Conceptual Plan



Notes:

Site: 10.8 Acres
 Parcel ID: 01-19-27-1200-00M-00000
 Alternate Key: 3830967
 Proposed Uses: 15,000 Sq Ft Multi-Use Facility
 Office General: 10,000 Sq Ft
 Community Assembly: 5,000 Sq Ft
Primary Use:
 a. Place of Worship
 b. Religious Education
 c. Community Assembly
Accessory Uses:
 a. Office
 b. Wellness/Holiday Gift Packaging
Hours of Operation
 Staff 7 AM-6 PM Monday through Friday
 Volunteers 7 AM-6 PM Monday Through Friday
 Volunteers 9 AM-4:30 PM Saturdays
 Service and Community Events 7 PM-9 PM
 Tuesdays and Sundays as needed.
 Community meeting room evenings by request.

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: 126 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: 119 Spaces
 100 & 19 Grass Spaces

Minimum Open Space: 20% (2.16 Acres)
 10.8 Acres x 0.20 = 2.16 Acres
Proposed Open Space: 71% (7.69 Acres)
 7.69 Acres / 10.8 Acres = 0.71
Total Site less
 Building,
 Drives,
 Sidewalks and
 Active Recreation.
Maximum Impervious Surface Area per
 Comprehensive Plan and Policies I-3.4.2 and
 I-1.4.4: 0.20 (2.16 Acres)
 10.8 Acres x 0.20 = 2.16 Acres
Proposed Impervious Surface Area per
 Comprehensive Plan and Policies I-3.4.2 and
 I-1.4.4: 0.16 (1.92 Acres)
 1.92 Acres / 10.8 Acres = 0.177
Maximum Building Height: 50 Feet
Owner: New Missions, Inc.
 2500 Sand Lake Road
 Orlando, Florida 32809
 (407) 810 - 1072

Conceptual Master Plan

New Missions Inc

Lake County, Florida

Project No: 2021-001
 Date: 11/15/21
 Scale: 1" = 40'
 Drawn By: JTB
 Project Name:



Green Consulting Group, Inc.
 Landscape Architecture & Land Planning ■ Development Assistance
 6075 Ulmco Avenue, Mount Dora, Florida 32759
 352.541.8411 ■ Fax: 352.541.8410 ■ www.gcginc.com

Attachment "D" – City of Eustis Utility Notification (Page 1 of 2)



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

Administrative Lot Split _____ Commercial Project _____ Rezoning _____

Legal description: Section 01 Township 19 Range 27 Alt Key # 3830967

Subdivision See Attached Lot M Block _____ Additional Legal attached _____

Hook up to Central Sewage is 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:

Central Sewage: Yes _____ No Central Water: Yes 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 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. *See attachment*

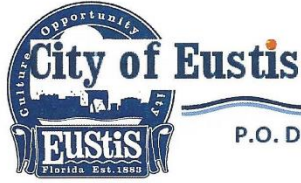
City Official or Private Provider Signature [Signature]

Print Name, Title and Entity: Michael Brissen, Proj. Mgr. Date 9/9/21

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: _____
Date Received: _____	Address #: _____ Project Name: <u>AL# 4595</u>

Attachment "D" – City of Eustis Utility Notification (Page 2 of 2)



P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

September 9, 2021

RE: AK#3830967

Good Afternoon,

Water and sewer are close by and connection is possible. We would have to modify our CUP in order to provide the water. We have a 12" line that ends on the sw corner of the intersection of SR 44 and Sorrento Springs Dr.

There is also sewer available on the south side of SR 44 but it is located within the Sorrento Springs Subdivision.

Thank You,

Michael Brisson
City of Eustis Project Manager
352-483-5463

• Telephone: (352) 483-5430

• Fax: (352) 357-1970

• E-Mail: eustiscm@ci.eustis.fl.us

• URL: <http://www.eustis.org>

ORDINANCE #2022-_____
New Missions, Inc.
RZ-21-30-4

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 10.8 +/- 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 10.8 +/- acres located north of State Road 44, and west of Green Forest Drive, in the Eustis area of unincorporated Lake County, in Section 01, Township 19 South, Range 27 East, consisting of Alternate Key Number 3830967, more particularly described as:

Tract M, 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-21-30-4 on the 6th day of April 2022, 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 3rd day of May 2022; 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

- 1 2. Accessory Uses:
 - 2 a. Office
 - 3 b. Wellness/Holiday Gift Packaging
 - 4 c. Athletic Fields
- 5 3. Additional accessory uses may be approved by the County Manager or
6 designee. Any other use of the property will require approval of an amendment
7 to this Ordinance by the Board of County Commissioners.
- 8 **B. Specific Conditions.** Wellness/Holiday Gift Packing Hours of Operation. Hours of
9 operation will be limited from sunrise to sunset.
- 10 **C. Open Space, Impervious Surface Ratio and Building Height.** Open space,
11 impervious surface ratio, and building height shall be in accordance with the
12 Comprehensive Plan and Land Development Regulations (LDR), as amended.
- 13 **D. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 14 **E. Parking Requirements.** Off-street parking must be provided in accordance with the
15 LDR, as amended.
- 16 **F. Environmental Requirements.** An environmental assessment dated within six (6)
17 months of the date a Site Plan application is submitted must specify the presence of
18 vegetation, soils, threatened and endangered species that may exist on the site. Any
19 State permitting or mitigation will be required before development can commence to
20 ensure compliance with the Comprehensive Plan and LDR, as amended.
- 21 **G. Stormwater and Floodplain Management.** The stormwater management system must
22 be designed in accordance with all applicable Lake County and St. Johns River Water
23 Management District requirements, as amended.
- 24 **H. Transportation Improvements.**
 - 25 1. Sidewalks will be required per LDR commercial design standards, as amended.
 - 26 2. Access from State Road 44 shall require permitting and approval from the Florida
27 Department of Transportation (FDOT).
 - 28 3. All access management shall be in accordance with the Comprehensive Plan and
29 LDR, as amended.
- 30 **I. Noise.** The development shall comply with the noise protection provisions contained with
31 the LDR, as amended.
- 32 **J. Lighting.** Exterior lighting, if provided, must be in accordance with the LDR, as amended.
- 33 **K. Landscaping, Buffering and Screening.**
 - 34 1. Existing vegetation and trees on the eastern portion of the parcel shall remain
35 undisturbed pending the future submittal of a development application for the
36 western area.

1 2. All other landscaping, buffering and screening shall be in accordance with the
2 Comprehensive Plan and LDR, as amended.

3 **L. Utilities.** The development shall be serviced by an individual well and on-site septic tank
4 in accordance with the Comprehensive Plan and LDR, as amended. Permitting shall be
5 in accordance with the Florida Department of Health (DOH) – Lake. The development
6 shall connect to central water and central sewer services when the services become
7 available, in accordance with the Comprehensive Plan, as amended.

8 **M. Signage.** All signage must be in accordance with the Comprehensive Plan and LDR, as
9 amended.

10 **N. Concurrency Management Requirements.** All development must comply with the Lake
11 County Concurrency Management System, as amended.

12 **O. Development Review and Approval.** Prior to the issuance of any permits, the Owner
13 shall be required to submit a site plan and tree removal application generally consistent
14 with Exhibit “A” – Conceptual Plan, attached, for review and approval in accordance with
15 the Comprehensive Plan and LDR, as amended.

16 **P. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific
17 references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake
18 County Comprehensive Plan, and Land Development Regulations (LDR) shall include
19 any future amendments to the Statutes, Code, Plans, and/or Regulations.

20 **Section 2. Conditions.**

21 **A.** After establishment of the facilities as provided herein, the property may only be used for
22 the purposes identified in this Ordinance. Any other proposed use must be specifically
23 authorized by the Lake County Board of County Commissioners.

24 **B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove,
25 improve, move, convert, or demolish any building structure, add other uses, or alter the
26 land in any manner within the boundaries of the above-described land without first
27 obtaining the necessary approvals, including site plan, in accordance with the Lake
28 County Code, as amended and obtaining the permits required from the other appropriate
29 governmental agencies.

30 **C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the
31 land and the terms, conditions and provisions of this Ordinance will be binding upon the
32 present Owners and any successor and will be subject to each condition set out in this
33 Ordinance.

34 **D.** Construction and operation of the proposed use shall always comply with the regulations
35 of this and other governmental permitting agencies.

36 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance
37 must include in the transfer or lease agreement, a provision that the purchaser or lessee
38 is made aware of the conditions established by this Ordinance and agrees to be bound
39 by these conditions. The purchaser or lessee may request a change from the existing
40 plans and conditions by following the procedures contained in the LDR, as amended.

1 F. The Lake County Code Enforcement Special Master will have authority to enforce the
2 terms and conditions set forth in this Ordinance and to recommend that the ordinance
3 be revoked.

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

7 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
8 Ordinance to the Secretary of State for the State of Florida in accordance with Section
9 125.66, Florida Statutes.

1 **Section 5. Effective Dates. This Ordinance will become effective as provided by law.**

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ENACTED this _____ day of _____, **2022.**
FILED with the **Secretary of State** _____, **2022.**
EFFECTIVE _____, **2022.**

**BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

SEAN M. PARKS, CHAIRMAN

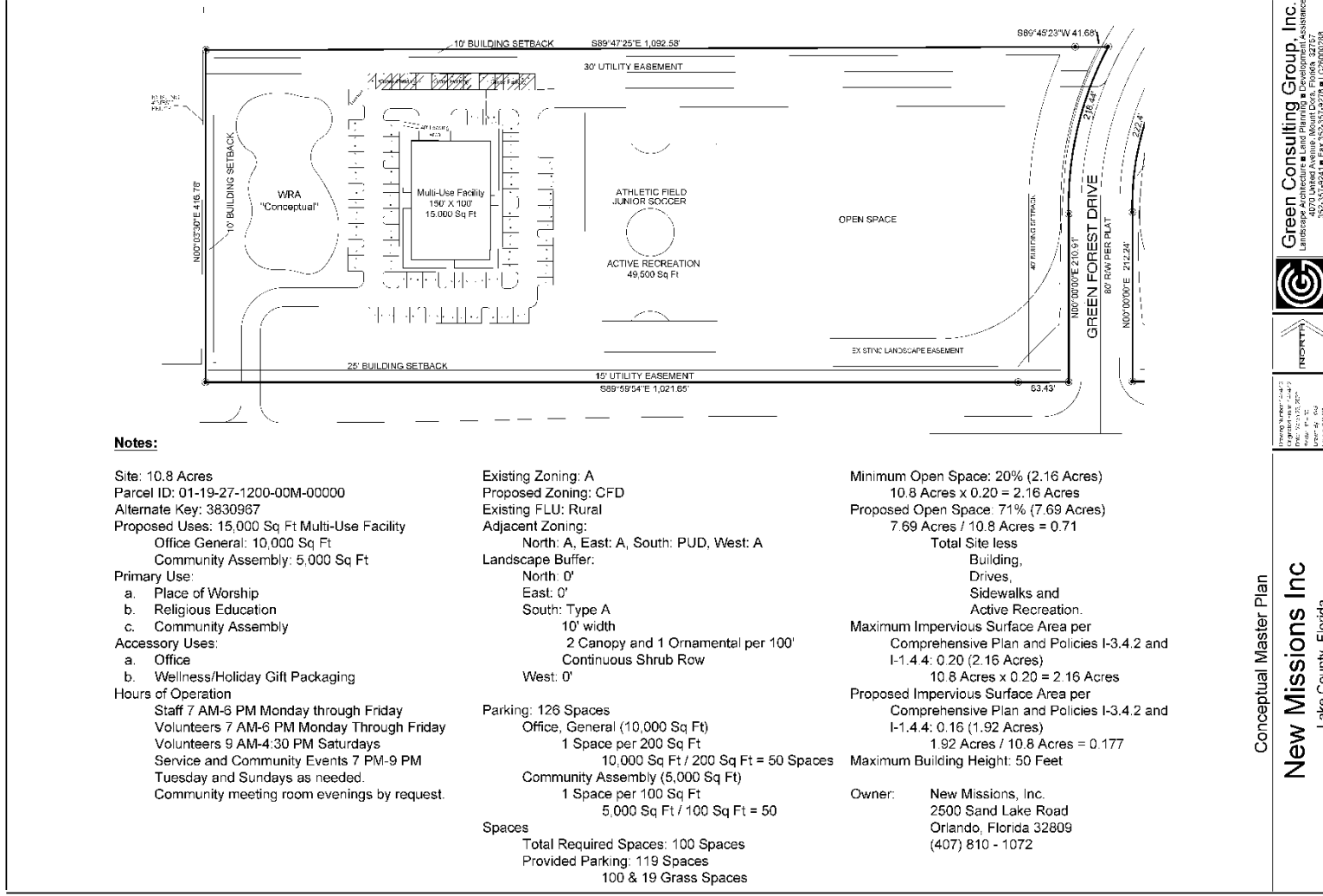
ATTEST:

**GARY J. COONEY, CLERK OF THE
BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA**

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

Exhibit "A" – Conceptual Plan



Notes:

Site: 10.8 Acres
 Parcel ID: 01-19-27-1200-00M-00000
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 I-1.4.4: 0.20 (2.16 Acres)
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 I-1.4.4: 0.16 (1.92 Acres)
 1.92 Acres / 10.8 Acres = 0.177
 Maximum Building Height: 50 Feet
 Owner: New Missions, Inc.
 2500 Sand Lake Road
 Orlando, Florida 32809
 (407) 810 - 1072

Conceptual Master Plan
New Missions Inc
 Lake County, Florida

Green Consulting Group, Inc.
 Landscape Architecture
 4070 United Avenue, Mount Dora, Florida 32717
 562-357-5941 ■ Fax 352-357-9279 ■ LIC26000238

Project: 100000000E 210031
 Date: 12/13/2022
 Scale: 1" = 20'
 Author: JAW