



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 6

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

Public Hearings (Revised Plan): Planning & Zoning Board (PZB): September 7, 2022
Board of County Commissioners (BCC): October 4, 2022

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

Applicant: Green Consulting Group, Inc.

Owner: New Missions, Inc.

Requested Action: Rezone Tract M, Lakewood Ranches from Agriculture (A) to Community Facility District (CFD) to accommodate a place of worship, office, and community assembly; and rezone Tract P, Lakewood Ranches from Community Facility District (CFD) to Agriculture (A).

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

Case Managers: Janie Barrón, Chief Planner
Bernice Gonzalez, AICP, MCIP, Senior Planner

PZB Recommendation:

Subject Property Information

Size: 10.8 +/- acres (Tract M) and 20.58 +/- acres (Tract P)

Location: North of State Road (SR) 44; east and west of Green Forest Drive, in the Eustis area

Alternate Key Nos: 3830967 and 3830969

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

Existing Zoning Districts: Agriculture (Tract M) and Community Facility District (CFD) by Ordinance #2021-5 (Tract P) (Attachment "B")

Proposed Zoning Districts: Community Facility District (CFD) (Tract M) and Agriculture (A) (Tract P)

Joint Planning Area/ISBA: N/A

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

Adjacent Property Land Use Table

Tract M

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

Tract P

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	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

– May 3, 2022, BCC Meeting Discussion –

On May 3, 2022, a request for the rezoning of Tract M of Lakewood Ranches from A (Agriculture) to CFD (Community Facility District) was presented to the Board of County Commissioners (BCC). Tract M is located at the northwest corner of the intersection of SR 44 and Green Forest Drive in the unincorporated Eustis area of Lake County. At the meeting, conversation arose regarding the approved 2021 rezoning for Tract P, which rezoned said property from A to CFD. Tract P is located at the northeast corner of the intersection of Green Forest Drive and SR 44. The BCC raised concerns regarding the future use of the site and if the owner would be willing to rezone Tract P back to its previous Agriculture zoning. In addition, the BCC requested Dark Skies requirements be incorporated, including the ball field lighting, into the proposed rezoning ordinance. The BCC unanimously tabled the item to be brought back at the next available meeting. Based on this, the applicant is requesting to rezone the parcel noted as Tract P from CFD to A, and rezone the parcel noted as Tract M from A to CFD. Two separate ordinances are under consideration for this request.

– Summary of Analysis –

The applicant is requesting a rezoning of Tract M from A (Agriculture) to CFD (Community Facility District). The undeveloped subject parcel is comprised of 10.8 +/- acres, is currently zoned Agriculture (A), and has a Rural Future Land Use Category designation (FLUC), in the 2030 Comprehensive Plan. The parcel is 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 SR 44, and west of Green Forest Drive, in the Eustis area of unincorporated Lake County.

The applicant 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”) shows the proposed development standards and depicts the proposed multi-purpose building, parking area, water retention area, and open space. The Concept Plan (Attachment “C”) depicts access to the site from SR 44 and proposes 18% maximum impervious surface area, 71% open space, and a 50-foot maximum building height.

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

In addition to the proposed rezoning of Tract M, the applicant is requesting to rezone Tract P from CFD (Community Facility District) to A (Agriculture). The undeveloped subject parcel is comprised of 20.58 +/- acres (Attachment “D”), is currently zoned Community Facility District (CFD) by Ordinance #2021-5 and has a Rural Future Land Use Category (FLUC) designation, in the 2030 Comprehensive Plan. The subject property is 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 SR 44, and west of Green Forest Drive, in the Eustis area of unincorporated Lake County, and is zoned CFD by Ordinance # 2021-5. CFD Ordinance #2021-5 allows the subject parcel to be developed as shown below:

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

When the initial rezoning application was considered on May 3, 2022, staff received opposition correspondence (Attachment “E”) and the concerns were about notice of rezoning and traffic impact to adjacent residential area: noise & pollution. All addressed at the meeting (See Meeting Notes, above).

On May 27, 2022, the applicant submitted correspondence (Attachment “F”) indicating that the owner is willing to rezone Tract P, Lakewood Ranches from CFD back to the Agriculture Zoning District.

On June 6, 2022, the applicant submitted a revised plan to rezone Tract P, Lakewood Ranches from Community Facility District (CFD) to Agriculture (A) District and provided a project narrative (Attachment "G").

Land Development Regulations Section 14.03.03 Standards for Review.

A. Whether the proposed rezonings are in conflict with any applicable provisions of the Code;

Tract M, Lakewood Ranches – from A to CFD:

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.

The height of the building is consistent with LDR Section 3.02.06, which allows the height of building within CFD at a maximum of 50-feet.

Tract P, Lakewood Ranches – from CFD to A:

The request is consistent with LDR Section 3.01.03, *Schedule of Permitted and Conditional Uses*, which allows agricultural uses within the A zoning district.

The request is consistent with LDR Section 3.00.02, *Purpose and Intent of Districts*, which establishes lands to encourage agricultural pursuits.

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

Tract M, Lakewood Ranches – from A to CFD:

The request is consistent with Comprehensive Plan Policy I-1.4.4, *Rural Future Land Use Category*, which notes religious organizations are a typical use. 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.

The Concept Plan demonstrates that the proposed building height is consistent with Comprehensive Plan Policy I-1.2.3, which allows for a maximum height for non-residential buildings of 75-feet.

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.

Tract P, Lakewood Ranches – from CFD to A:

The request is consistent with Comprehensive Plan Policy I-1.4.4, *Rural Future Land Use Category*, which lists agriculture as a typical use. The application seeks to rezone the subject parcel from Community Facility District (CFD) to Agriculture (A).

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

Tract M, Lakewood Ranches – from A to CFD:

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.

Tract P, Lakewood Ranches – from CFD to A:

Agricultural uses are consistent with the FLUC. The Rural FLUC allows agricultural uses, and LDR Section 3.01.03 allows agricultural uses within the A zoning district.

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

Tract M, Lakewood Ranches – from A to CFD:

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

Tract P, Lakewood Ranches – from CFD to A:

The request is consistent with the Rural FLUC, which notes agriculture as a typical use, and with LDR Section 3.01.03, which allows agricultural uses within the A 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;

Tract M, Lakewood Ranches – from A to CFD:

Water and Sewer

The City of Eustis has indicated that central water and central sewer are available to the subject property (Attachment "H").

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 SR 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.

Tract P, Lakewood Ranches – from CFD to A:

The proposed rezoning from CFD to A would result in a decrease in demands on public facilities.

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

Tract M, Lakewood Ranches – from A to CFD:

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.

Tract P, Lakewood Ranches – from CFD to A:

The property is currently undeveloped, with mature tree canopy. Should the rezoning be approved, there would be no impact to existing vegetation.

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

Tract M, Lakewood Ranches – from A to CFD:

There is no information within the rezoning application that specifies the effects on area property values.

Tract P, Lakewood Ranches – from CFD to A:

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;

Tract M, Lakewood Ranches – from A to CFD:

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. In addition, the Applicant is requesting to rezone Tract P, Lakewood Ranches from CFD to Agriculture.

Tract P, Lakewood Ranches – from CFD to A:

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 A rezoning is consistent with the recent rezoning approval. Moreover, the surrounding area is indicative of existing residential and agricultural uses. A zoning district is permitted within the Rural FLUC.

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

Tract M, Lakewood Ranches – from A to CFD :

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.

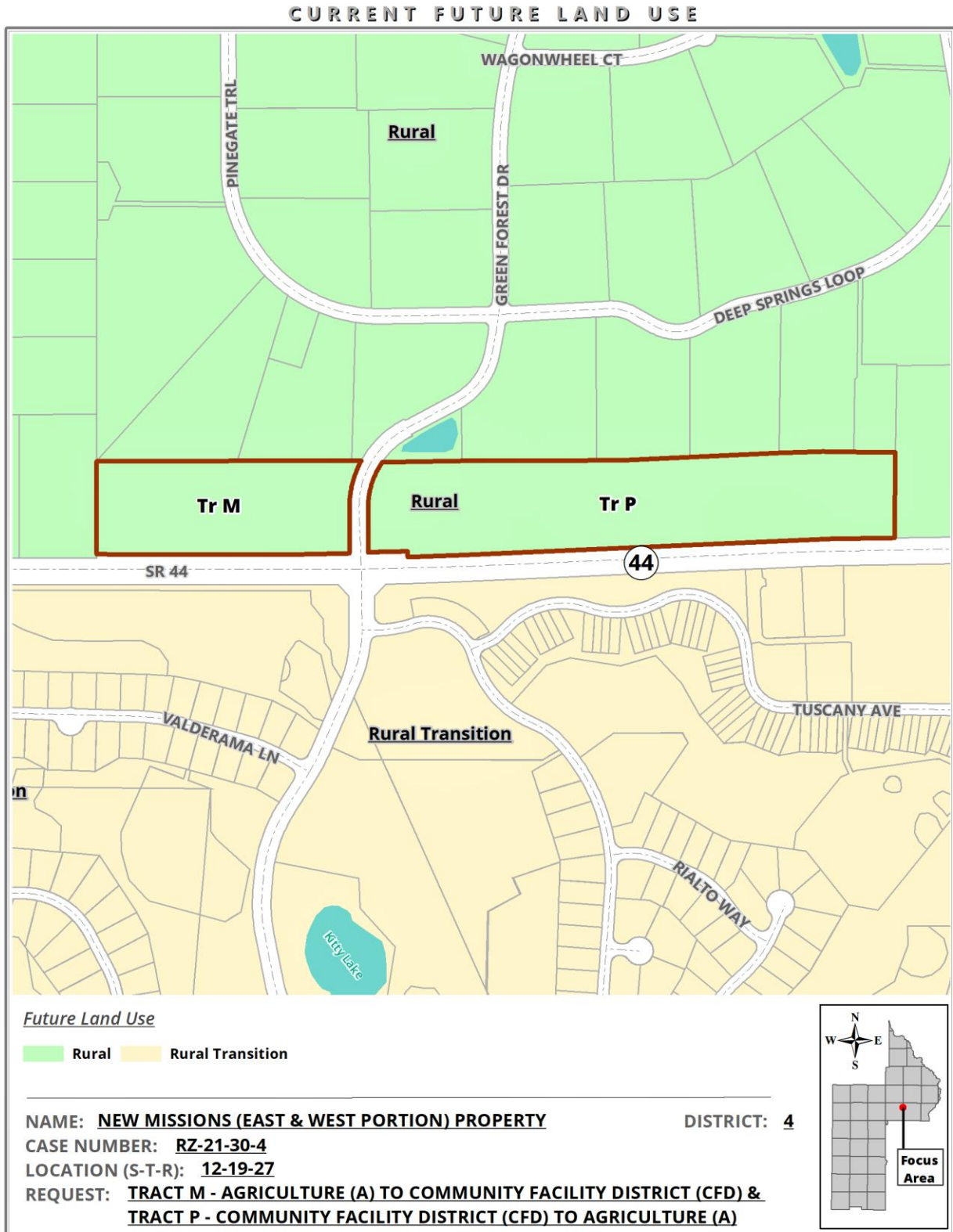
Tract P, Lakewood Ranches – from CFD to A:

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.

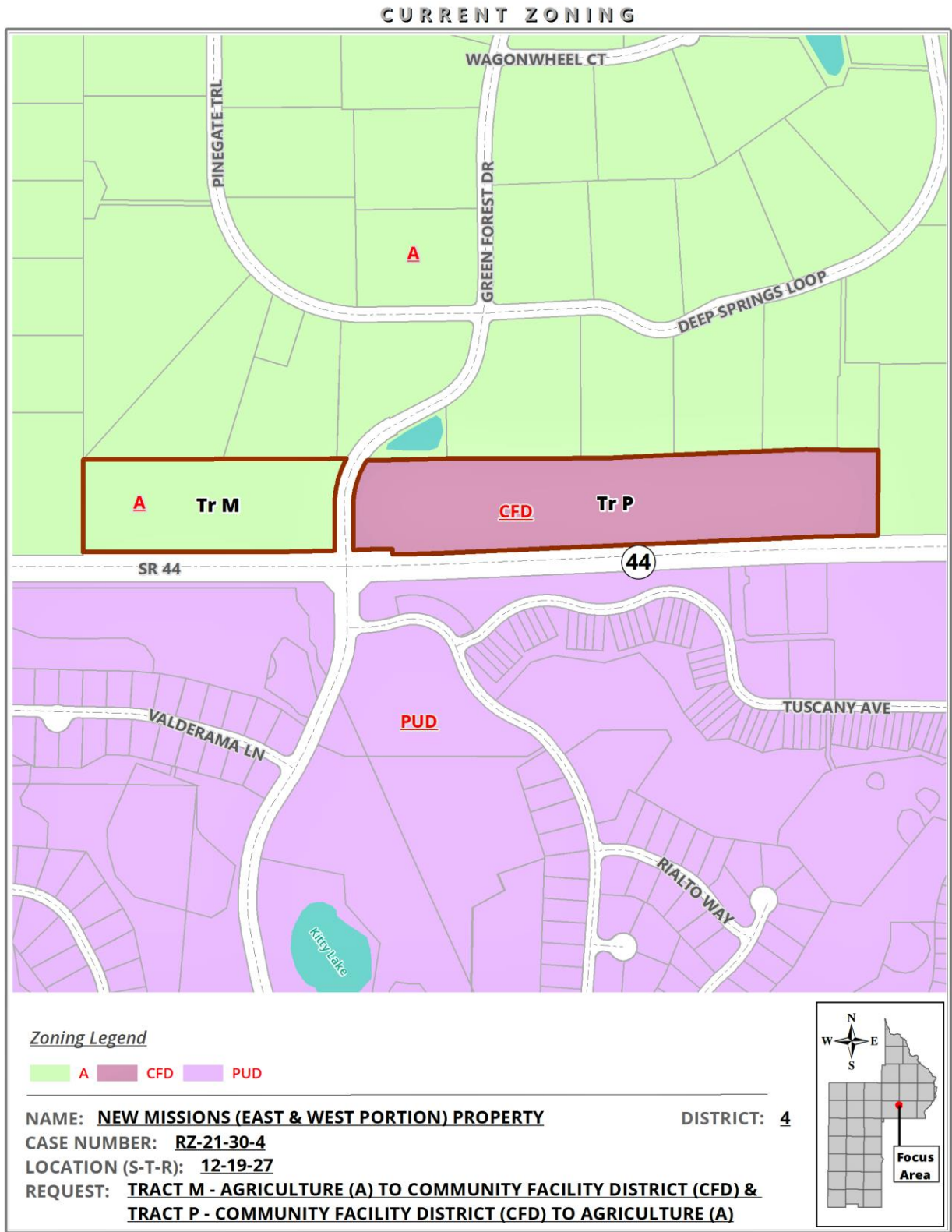
J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.

N/A.

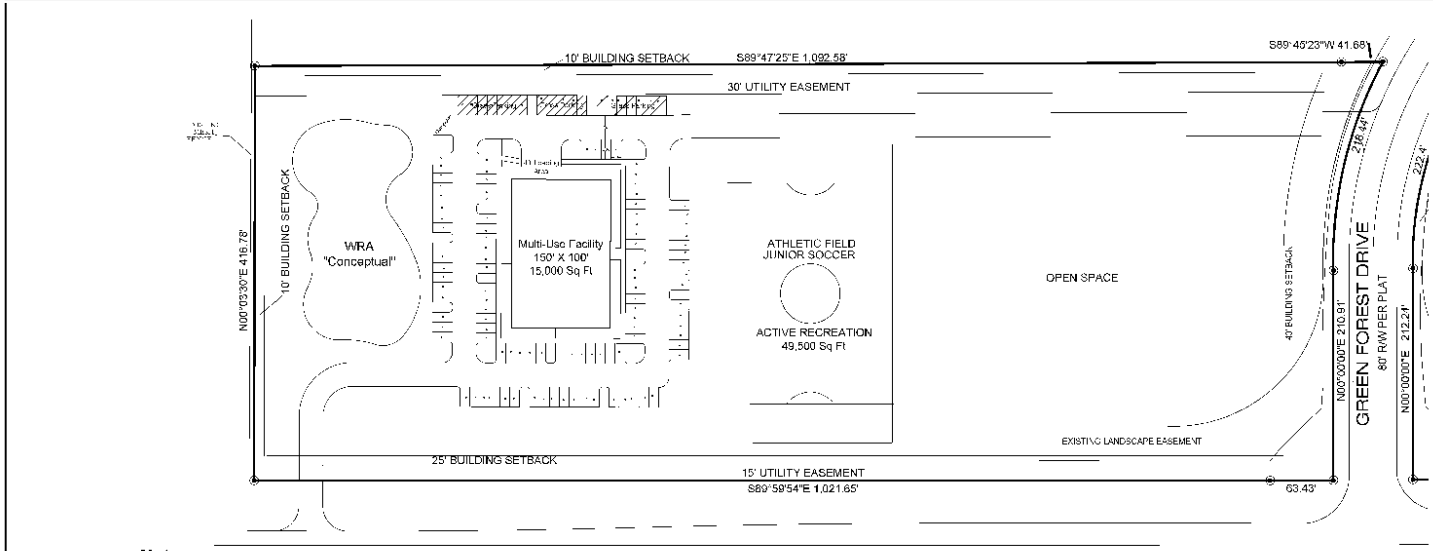
Attachment "A" – Future Land Use Map



Attachment "B" – Zoning Map



Attachment "C" – Conceptual Plan (Tract M, Lakewood Ranches)



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
 Tuesday 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



Green Consulting Group, Inc.
 Landscape Architecture • Land Planning • Development Assistance
 4070 United Avenue, Mount Dora, Florida 32757
 352-381-8424 • Fax 352-351-9278 • 1220002026


 Prepared by: 2/24/21
 Approved by: 2/24/21
 Date: 2/24/21
 Scale: 1" = 50'
 Project: 21-000000

Attachment “E” – Opposition Correspondence (Page 1 of 2)

From: [Elizabeth Heine](#)
To: [Barron, Janie](#)
Subject: Re: RZ-21-30-4
Date: Tuesday, May 3, 2022 1:24:46 PM

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

These are additional comments I would like to have on record in opposition to this case as attendance to the meetings in person is difficult.

I learned that this rezoning case is going to be postponed until June, due to the technicality of posting signage. Which made me realize it was absolutely true! I do not recall any visible or obscured signage posted about this rezoning. Nor was there ever any signage for the parcel 3830969, which I discovered was rezoned after my initial email on April 4.

Apparently, the applicants slipped a rezoned application for 3830969, under all our noses, and got it approved last spring! The only way I knew of this current rezoning request was the blue postcard. There was no signage for this or 3830969. The signs did not blow away. I don't believe it was ever upright if it was there. If it was, it was for such a short period of time that no-one observed them. That seems implausible. I drive by those properties every day of the week except maybe a Sunday here and there. It's a habit of mine to look at those woods because I always see so much trash from the road and wonder how much is laying in the woods that we can't see.

It should ABSOLUTELY be the applicant's responsibility to ensure signage remains visible to members of the public.

Concerning parcel 3830969, what are the ramifications of not properly notifying the public if it's after the fact? What is the statute of limitations? Is there any recourse if it's discovered an applicant failed to post notices? Or are we just out of luck? My concern is that now that the 3830969 was rezoned, it will be super easy to sell to pretty much any business. And it created a precedent for this rezoning.

Some personal notes about the applicants for RZ-21-30-4. They had conversations with our family when they first purchased the properties, assuring us verbally, they wanted to build a small receiving center and office space to serve as their headquarters and to receive donations for their ministry in Haiti. (At the time of my April 4 email, I assumed, incorrectly, that plan had not changed.) The applicant had stated they wanted it to remain natural looking and blend with the landscape and they already had plans drawn up by a 'green' architect. Keeping all the trees, preserving the forest if you will, in an attempt to put our fears at ease. Although I smiled and nodded, I wasn't fooled and was waiting for the rezoning applications that I knew would come. But then word got around they weren't going to touch this property, were instead planning to build on the other lot instead (3830696). I again

Attachment "E" – Opposition Correspondence (Page 2 of 2)

waited for the rezoning notices. None came. I even thought I saw a sign and pulled off the highway but it was just a small "no trespassing" sign. There was never visible signage. I figured they were still waiting for the right time. I can only assume that seed was put out there by them when the rezoning happened that slipped by all of us.

However, now, they are planning to level the original parcel and put in a multipurpose recreation center on the original property? And it will need to be leveled, this property is sloped, a lot. With East Lake Community Park right down the way? Why? What happened to their headquarters and donation receiving for their ministry in Haiti? What happened to preserving the natural surroundings?

Please see my previous correspondence as I still have all the same concerns. The traffic concern is now amplified and the noise pollution at my home is now right up there if multipurpose fields are built. I can hear music from a home 10 acres away to the west. We can hear parties in homes in Sorrento Springs. I have heard actual conversations by golfers on the course across the highway. It seems crazy but sound travels in that area in ways one doesn't expect. And this will be right behind us. If you must approve this rezoning, I would at very least want a large, dense vegetative screen be planted on their north and west property lines to provide a sound and visual buffer. And super low-level lighting? Ideally, no outdoor lights at all. I very much dislike seeing the lights from Circle K and Publix and those are far away, relatively speaking.

Interestingly, they have not spoken to 'neighbors' about their plans like they did before. Maybe because this is all part of a larger business plan, and they don't want to be caught in more than one deception to those they know personally.

This is just speculation, but I suspect this plan will not be built. They are submitting an application to make it look like a service to their community in order to have the rezoning approved. Then, they will not build, they will sell it. Sell it with its shiny new rezoning.

Unfortunately, I know you cannot make decisions based on speculation, only what is before you in black and white. That means there isn't much to be done other than not allow the rezoning. Though I'm not sure how. Hopefully you can find a way to not allow it legally.

Sadly, it seems we've essentially tied our own hands. Leaving the door ajar for pretty much any rezoning that is requested, as long as it's done in baby steps. Put the frog in the pot. Heat the water slowly.

Respectfully,
Elizabeth Heine
3830903 (35203 Pinegate Trail, Eustis)

Attachment “F” – Tract P, Lakewood Ranches Intent (Page 1 of 3)

From: [Timothy Green](#)
To: [Barron, Janie](#)
Cc: [Howell, Bobby](#); [Tim DeTellis](#)
Subject: RE: New Missions
Date: Friday, May 27, 2022 11:15:11 AM

CAUTION: This email originated from outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Janie

I spoke with the owner. He is willing to have you rezone Alternate Key 3830969 back to Agriculture and proceed with the CFD request on Alternate Key 3830967.

Please let me know the dates for the P&Z and BCC hearings.

Thanks,

Timothy W Green ASLA, AICP, LEED AP

President

Green Consulting Group, Inc.
4070 United Avenue
Mount Dora, FL 32757

352-357-9241

LA0000847

Attachment “G” – Project Narrative (Page 1 of 3)

Project Narrative

June 6, 2022

RZ-21-30-4

Project Name: New Missions, Inc.

Owner: New Missions, Inc.

May 31 Email Comments

Project Narrative. Provide a narrative of the project including the existing and proposed operations and/or activities conducted on the property; statement describing any changed conditions that would justify the rezoning, and a statement describing why there is a need for the proposed rezoning. Please attach a separate sheet titled “Project Narrative” for incorporation into the staff report. The narrative must also specifically address the following standards:

a. Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.

Response: 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. The Agriculture zoning request is consistent with the Rural Future Land Use and is being converted back to Agriculture from CFD as approved by the BCC on February 23, 2021.

b. How the application is consistent with all elements of the Comprehensive Plan.

Response: 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 Plan 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. The Agriculture zoning request is consistent with the Rural Future Land Use and is being converted back to Agriculture from CFD as approved by the BCC on February 23, 2021.

Attachment “G” – Project Narrative (Page 2 of 3)

c. How the proposed rezoning is inconsistent with existing and proposed land uses.

Response: 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. Agriculture is an allowed zoning in The Rural Future Land use.

d. A statement describing any changed conditions that would justify the rezoning.

Response: 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. The Agriculture zoning request is consistent with the Rural Future Land Use and is being converted back to Agriculture from CFD as approved by the BCC on February 23, 2021.

e. Description of how 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.

Response: 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. The Agriculture zoning request is consistent with the Rural Future Land Use and is being converted back to Agriculture from CFD as approved by the BCC on February 23, 2021 with impacts equal to those on the land as established pre 1997.

f. Any impacts the rezoning application would affect the natural environment.

Attachment “G” – Project Narrative (Page 3 of 3)

Response: 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.

Response: There is no information within the rezoning application that specifies the effects on area property values.

h. How the proposed rezoning would result in an orderly and logical development pattern.

Response: The action of the Board on February 23, 2021, with the approval of 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 is being converted back to Agriculture. 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. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

Response: 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.

Attachment "H" – 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*

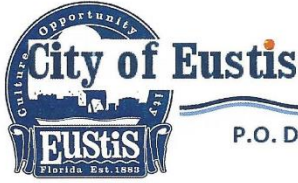
City Official or Private Provider Signature [Signature]

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 "H" – 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

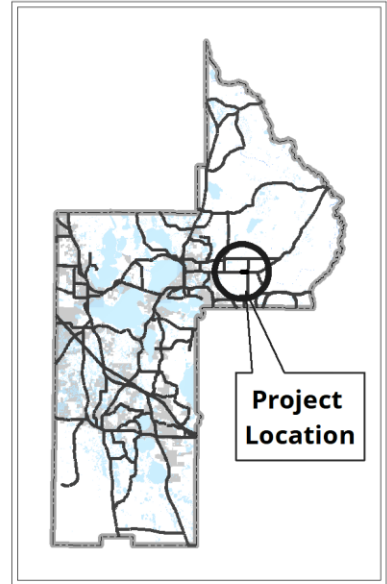
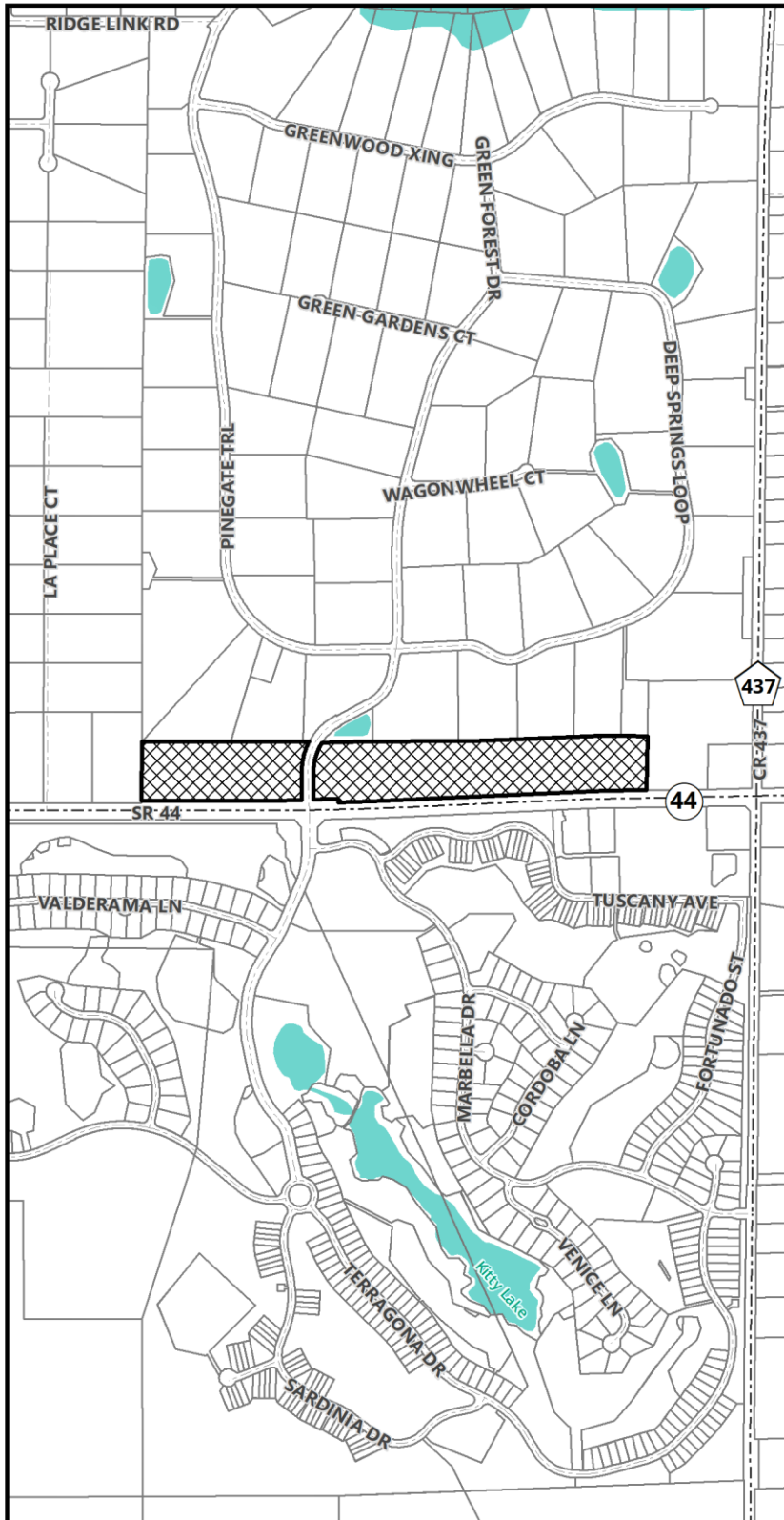
• Telephone: (352) 483-5430

• Fax: (352) 357-1970

• E-Mail: eustiscm@ci.eustis.fl.us

• URL: <http://www.eustis.org>

Map of Subject Property



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”) requested 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, religious education, community assembly, office, wellness/holiday gift packaging, and athletic fields; 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, identified by 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 7th day of September 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 4th day of October 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 show the Community Facility District (CFD) in accordance with this Ordinance. The uses of the property will be limited to those uses specified in this Ordinance and generally consistent with the Conceptual Plan attached as Exhibit “A”. To the extent there are conflicts between Exhibit “A” and this Ordinance, this Ordinance will take precedence.

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 or ancillary uses may be approved by the County Manager
- 6 or designee.
- 7 4. Any other use of the property will require approval of an amendment to this
- 8 Ordinance by the Board of County Commissioners.
- 9 **B. Specific Conditions.** Wellness/Holiday Gift Packing Hours of Operation. Hours of
- 10 operation will be limited from sunrise to sunset.
- 11 **C. Open Space, Impervious Surface Ratio and Building Height.** Open space,
- 12 impervious surface ratio, and building height shall be in accordance with the
- 13 Comprehensive Plan and Land Development Regulations (LDR), as amended.
- 14 **D. Setbacks.** Setbacks shall be in accordance with the LDR, as amended.
- 15 **E. Parking Requirements.** Off-street parking must be provided in accordance with the
- 16 LDR, as amended.
- 17 **F. Environmental Requirements.** An environmental assessment dated within six (6)
- 18 months of the date a Site Plan application is submitted must specify the presence of
- 19 vegetation, soils, threatened and endangered species that may exist on the site. Any
- 20 State permitting or mitigation will be required before development can commence to
- 21 ensure compliance with the Comprehensive Plan and LDR, as amended.
- 22 **G. Stormwater and Floodplain Management.** The stormwater management system must
- 23 be designed in accordance with all applicable Lake County and St. Johns River Water
- 24 Management District requirements, as amended.
- 25 **H. Transportation Improvements.**
 - 26 1. Sidewalks will be required per LDR commercial design standards, as amended.
 - 27 2. Access from State Road 44 shall require permitting and approval from the Florida
 - 28 Department of Transportation (FDOT).
 - 29 3. All access management shall be in accordance with the Comprehensive Plan and
 - 30 LDR, as amended.
- 31 **I. Noise.** The development shall comply with the noise protection provisions contained with
- 32 the LDR, as amended.
- 33 **J. Lighting.** All development will adhere to the dark-sky principles set forth in Section
- 34 3.09.00, Land Development Regulations, as amended. These same provisions shall
- 35 apply to individual lot owners as well as to the common areas.
- 36

1 **K. Landscaping, Buffering and Screening.**

- 2 1. Existing vegetation and trees on the eastern portion of the parcel shall remain
3 undisturbed pending the future submittal of a development application for the
4 western area.
- 5 2. All other landscaping, buffering and screening shall be in accordance with the
6 Comprehensive Plan and LDR, as amended.

7 **L. Utilities.** Water and sewer shall be provided to the development by the City of Eustis. A
8 copy of the utility service agreement shall be provided to the County.

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

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

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

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

21 **Section 2. Conditions.**

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

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

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

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

37 **E.** The transfer of ownership or lease of any or all the property described in this Ordinance
38 must include in the transfer or lease agreement, a provision that the purchaser or lessee
39 is made aware of the conditions established by this Ordinance and agrees to be bound

1 by these conditions. The purchaser or lessee may request a change from the existing
2 plans and conditions by following the procedures contained in the LDR, as amended.

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

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

9 **Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this
10 Ordinance to the Secretary of State for the State of Florida in accordance with Section
11 125.66, Florida Statutes.

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

13 **ENACTED** this _____ day of _____, 2022.

14 **FILED** with the Secretary of State _____, 2022.

15 **EFFECTIVE** _____, 2022.

16
17 **BOARD OF COUNTY COMMISSIONERS**
18 **LAKE COUNTY, FLORIDA**

19
20
21 _____
22 **SEAN M. PARKS, CHAIRMAN**

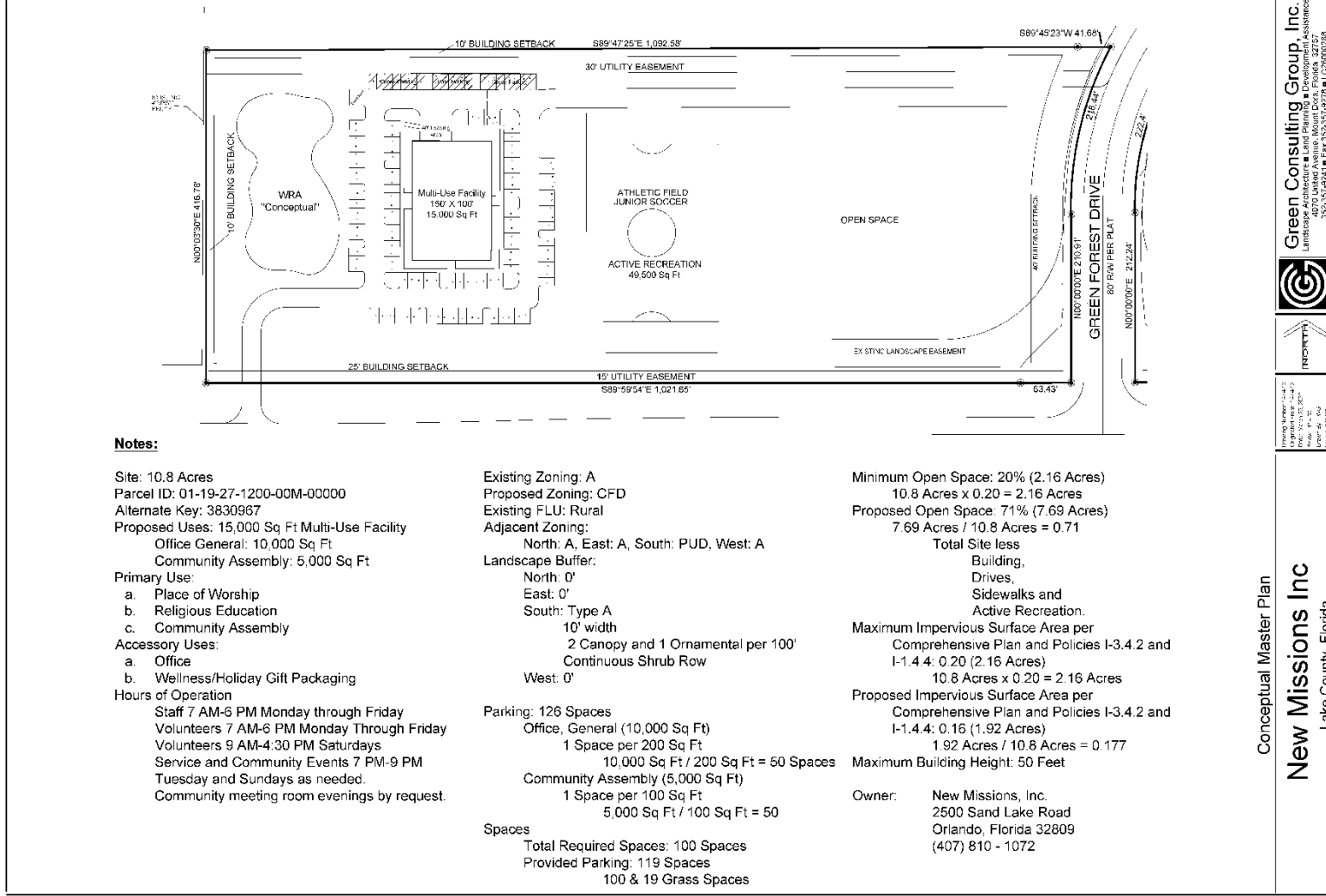
23 **ATTEST:**

24
25
26 _____
27 **GARY J. COONEY, CLERK OF THE**
28 **BOARD OF COUNTY COMMISSIONERS**
29 **LAKE COUNTY, FLORIDA**

30
31
32 **APPROVED AS TO FORM AND LEGALITY:**

33
34
35 _____
36 **MELANIE MARSH, COUNTY ATTORNEY**

Exhibit "A" – 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
 Tuesday 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

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

Project: 19-27-1200-00M-00000
 Title: 19-27-1200-00M-00000
 Date: 11-15-2022
 Scale: 1" = 40'-0"

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”) requested a rezoning application on behalf of New Missions, Inc. (“the Owner”) to rezone approximately 20.58 +/- acres from Community Facility District (CFD) to Agriculture (A); and

WHEREAS, the subject property consists of 20.58 +/- acres located north of State Road 44, and east of Green Forest Drive, in the Eustis area of unincorporated Lake County, in Section 01, Township 19 South, Range 27 East, identified by 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 property will be rezoned to Agriculture (A) in accordance with the Lake County Zoning Regulations; and

WHEREAS, the Lake County Planning and Zoning Board did review Petition RZ-21-30-4 on the 7th day of September 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 4th day of October 2022; and

WHEREAS, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning & Zoning Board, 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 have been duly approved; and

WHEREAS, the approval of this ordinance shall supersede and replace all previous zoning ordinances on the property.

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

Section 1. Terms: The County Manager or designee shall amend the Official Zoning Map to rezone the subject property from Community Facility District (CFD) to Agriculture (A).

Section 2. Development Review and Approval: Prior to the issuance of any permits, the Owner shall submit applications for and receive necessary final development order approvals as provided in the Lake County Comprehensive Plan and Land Development Regulations. The applications for final development orders must meet all submittal requirements and comply with all County codes and ordinances, as amended. The adoption of this Ordinance shall revoke and replace CFD Ordinance #2021-5.

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

4 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of
5 this Ordinance to the Secretary of State for the State of Florida in accordance with Section
6 125.66, Florida Statutes.

7 **Section 5. Effective Date. This Ordinance will become effective as provided by law.**

8 **ENACTED** this _____ day of _____, 2022.

9
10 **FILED** with the Secretary of State _____, 2022.

11
12 **EFFECTIVE** _____, 2022.

13
14

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

17
18
19 _____
20 **SEAN M. PARKS, CHAIRMAN**

21
22
23 **ATTEST:**

24
25
26 _____
27 **GARY COONEY, CLERK OF THE**
28 **BOARD OF COUNTY COMMISSIONERS**
29 **LAKE COUNTY, FLORIDA**

30
31
32 **APPROVED AS TO FORM AND LEGALITY:**

33
34
35 _____
36 **MELANIE MARSH, COUNTY ATTORNEY**