



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): January 4, 2023
Board of County Commissioners (BCC): February 7, 2023

Case No. and Project Name: RZ-22-15-2, Clermont Baptist Church

Applicant: Mattaniah S. Jahn, Esquire

Owner: Clermont Baptist Church, Inc.

Requested Action: Amend Community Facility District (CFD) Ordinance #2012-19 to revise the permitted use of the property to include a 175-foot monopole communication tower.

Staff Determination: Staff finds the rezoning amendment to be consistent with the LDR and Comprehensive Plan

Case Manager: Jacob Geisler, Planner

PZB Recommendation:

Subject Property Information

Size: 16.12 +/- gross acres (400-square foot lease area)

Location: 16115 Old Highway 50, in the unincorporated Clermont area.

Alternate Key No.: 1029031, 3798781, 3798636, and 3456084

Current Future Land Use: Urban Low Density

Current Zoning District: Community Facility District (CFD) by Ordinance #2012-19 (Attachment "B")

Proposed Zoning District: Community Facility District (CFD) (Attachment "B")

Flood Zones: "A" and "X"

Joint Planning Area / ISBA: Clermont Joint Planning Area (JPA)

Overlay Districts: Lake Apopka Basin Overlay District

Adjacent Property Land Use Table

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning</u>	<u>Existing Use</u>	<u>Comments</u>
North	N/A	N/A	Turnpike	Adjacent to FL-91 (Florida Turnpike)
South	Urban Low	Planned Unit Development (PUD)	Conservation and Stormwater	Platted Tracts for Environmental Conservation and Stormwater purposes within Arrowhead Subdivision, adjacent to Old US Highway 50
East	Urban Low	Community Facility District (CFD)	Vacant Institutional	Vacant parcel zoned CFD by Ordinance #2017-4 (Florida Islamic Center)
West	Urban Low	Agriculture (A)	Residential and Vacant	Single-Family Dwelling Unit and Vacant Parcel with Wetlands