



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 3

Public Hearings: Planning & Zoning Board (PZB): December 3, 2025
Board of County Commissioners (BCC): January 6, 2026

Case No. and Project Name: PZ2025-156, Rafiki Foundation Portable Classrooms

Commissioner District: District 4 – Leslie Campione

Applicant(s): David Clutts, P.E.

Owner(s): Rafiki Foundation Incorporated

Requested Action: Amend Community Facility District Ordinance #2015-47 to allow for the development of five (5) K – 8 classrooms, remove the housing for retired missionaries, and rescind/replace Ordinance #2015-47 with a new Ordinance.

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

Case Manager: James Frye, Planner II
Leslie Regan, Senior Planner

PZB Recommendation: TBD

Subject Property Information

Size: 57 +/- acres

Location: North of County Road 44A and west of Hart Ranch Road in unincorporated Eustis

Alternate Key No.: 1224306

Future Land Use: Rural Future Land Use (Attachment “A”)

Current Zoning District: Community Facility (CFD) District (Attachment “B”)

Proposed Zoning District: Community Facility (CFD) District (Attachment “C”)

Overlay District: Wekiva – Ocala Rural Protection Area and Wekiva Study Area

Flood Zone: “X”

BMAP: Middle St. Johns

Adjacent Property Land Use Table

| Direction | Future Land Use | Zoning | Existing Use | Comments |
|-----------|-----------------|---|--|---|
| North | Rural | Agriculture (A) | Residential | Single-Family Residences |
| South | Rural | Agriculture (A) | Residential, Agriculture, Right-of-Way | Single-Family Residences, Agricultural Classification per the Lake County Property Appraiser south of CR 44A |
| East | Rural | Community Facility District (CFD) and Agriculture (A) | Camp | Central Florida Bible Camp per CFD Ordinance #2018-12 and agriculturally designated land by the Lake County Property Appraiser with single family residence |
| West | Rural | Agriculture Residential (AR) | Residential | Single-Family Residences – Forestdel Subdivision |

- Summary of Analysis -

The subject property comprises 57 +/- acres, is identified by Alternate Key Number 1224306, and is located north of CR 44A and west of Hart Ranch Road in the unincorporated Eustis area. The subject parcel is currently developed with a seminary/missionary training facility, and classrooms currently within Building #11 within the existing Community Facility (CFD) District. The property is also designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan (Attachment “A”). Additionally, the subject parcel is located within the Wekiva – Ocala Rural Protection Area (RPA) and the Wekiva Study Area.

The Applicant is requesting to amend Community Facility District Ordinance #2015-47 to allow for the construction of five (5) K – 8 classrooms with a maximum student occupancy of 168 students, which includes the existing classrooms within Building #11, remove the ten (10) permitted housing units for retired missionaries, and rescind/replace Ordinance #2015-47 with a new Ordinance, as shown on the Concept Plan (Attachment “D”). The request is consistent with the Comprehensive Plan and Land Development Regulations (LDR), per LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, primary and secondary schools are permitted within the Community Facility District Zoning when specifically identified in an approved zoning ordinance for a particular parcel.

Table 1. Existing and Proposed Development Standards.

| | Zoning District | Proposed Development Program | Maximum Impervious Surface Ratio | Minimum Open Space | Building Height |
|----------|-----------------------------|--|----------------------------------|--------------------|-----------------|
| Existing | Community Facility District | N/A | 20% | 35% | 50 feet |
| Proposed | Community Facility District | Addition of five (5) K – 8 Classrooms and to remove the ten (10) housing units | 20% | 35% | 50 feet |

The current permitted development per Ordinance #2015-47 includes:

- Religious Seminary used as a teacher/missionary training facility. The facility shall consist of 35,705 square feet of floor area in 13 existing buildings.
- One (1) Single-Family Dwelling, as an accessory use, to be used as a Caretaker's Residence.
- Ten (10) housing units as accessory use, to be utilized as retirement housing for retired missionaries and/or missionaries on extended furlough affiliated with the Rafiki Foundation, Inc. These units shall remain under the common ownership of the Corporation. Private, fee simple ownership is prohibited.
- Ten (10) room/unit dormitory building for student housing.

The Applicant provided a Project Narrative for the rezoning request as shown on Attachment "E."

– Staff Analysis –

LDR Section 14.05.03 (Standards for Review)

A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).

The rezoning request is consistent with LDR and Comprehensive Plan and is not in conflict with any applicable provisions.

The rezoning request is consistent with Land Development Regulations (LDR) Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which states primary and secondary schools are permitted within the Community Facility District Zoning when specifically identified in an approved zoning ordinance for a particular parcel.

New development will be required to meet all criteria specified in the LDR, as amended.

B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The rezoning request is consistent with Comprehensive Plan Policy I-5.2.2, entitled *Land Use in the Wekiva-Ocala Rural Protection Area*, which limits the future land use to the Rural FLUC, Conservation FLUC, and Public Benefit Future Land Use Series.

The rezoning request is consistent with Comprehensive Plan Policy I-1.4.4, entitled *Rural Future Land Use Category*, which lists K – 8 schools and religious organizations as a typically permitted use.

The rezoning request is consistent with Comprehensive Plan Policy I-3.4.2, entitled *Open Space Requirements within the Wekiva Study Area (WSA)*, requiring a conservation easement to ensure that open space is protected. The parcel currently has a Statutory Conservation Easement Deed protecting the open space on the parcel, as recorded in Official Record Book 4763 Page 1581. (Attachment "F"). Additionally, open space is required to be clustered and development will be well defined and compact. As seen on the Concept Plan, development has remained centrally located within the parcel and surrounded by large continuous areas of open space. The proposed classroom additions will remain within this centrally located area for development and replaces a portion of the area previously approved to be used for the missionary housing.

New development will be required to meet all criteria specified in the Comprehensive Plan.

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

The rezoning request is consistent with the existing land uses. The parcel is currently zoned CFD by Ordinance #2015-47, and the amendment to include K – 8 schools is a permitted use within the Community Facility District when specifically identified in an approved zoning ordinance for a particular parcel. This amendment would fulfill the requirement.

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

The rezoning has been requested as the Applicant desires to develop five (5) K – 8 classrooms.

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.

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The Applicant provided documentation indicating that central sewer and water are not available to the subject parcel. The Utility Notification Form provided by the City of Eustis states that connectivity to central sewage is not within 1,000-feet and connectivity to central water is not within 300-feet to the subject parcel (Attachment "G"). The existing development is currently serviced by well and septic; an additional septic is proposed with a pending development application.

Pursuant to Comprehensive Plan Policy IX-3.1.1, entitled *Regional Wastewater Service Criteria*, any new development outside the Urban Future Land Use Series, where development occurs at densities of one unit per net acre or greater and wastewater discharge of the development is equal to or greater than 100,000 gallons per day shall be required to connect to a regional sewer system. However, a central sewer system having a capacity of at least 100,000 GPD or more may be permitted on a temporary basis until such time as a regional system becomes available. The temporary system shall be staffed by a Florida licensed wastewater treatment plant operator in accordance with state regulation and code. These temporary facilities shall be planned, designed, and constructed so they either serve as the nucleus of a future regional system, or can act with minimal modification as a lift station when connected to a regional system, or can be abandoned when merged into a regional sewer system constructed at another location.

Schools

The proposed rezoning is not anticipated to adversely impact Lake County Schools.

Parks

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

The project was provided to the Lake County School Board on June 23, 2025. A response was received stating that Lake County Schools has no comments for this project.

Solid Waste

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

Public Safety

Lake County Fire Station 21 is located approximately two (2) miles from the subject property at 25100 County Road 44A, Eustis. 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 CR 44A is "C" with capacity of 430 trips. Currently the impacted segment from CR 439 to CR 437 is operating at fifty percent (50%) of its capacity, with a level of service (LOS) of "B".

This project will be generating ninety-eight (98) AM peak hour trips, in which fifty-one (51) trips will impact directional am peak hour trips increasing the volume to capacity ratio (v/c) to sixty-two percent (62%) and a LOS of "B".

An exemption for conducting a full Tier 1 Traffic Analysis was submitted and approved. Currently there are no County funded improvements scheduled for this roadway segment

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

An environmental assessment will be submitted with the development application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting or mitigation will be obtained before development can commence. 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 Land Development Regulations (LDR).

Geographic Information System (GIS) Aerials indicate that the property does not have any wetland areas or flood zones.

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

The proposed rezoning is not anticipated to affect the property values in the area.

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

The proposed rezoning and concept plan illustrates the development will remain clustered on the parcel with existing development. There are no anticipated adverse impacts to surrounding parcels or within the subject parcel.

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

The proposed rezoning application 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.

N/A

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE



FLU

 Rural

NAME: RAFIKI FOUNDATION PORTABLE CLASSROOMS

DISTRICT: 4

CASE NUMBER: RZ-PZ2025-156

LOCATION (S-T-R): 36-18-27

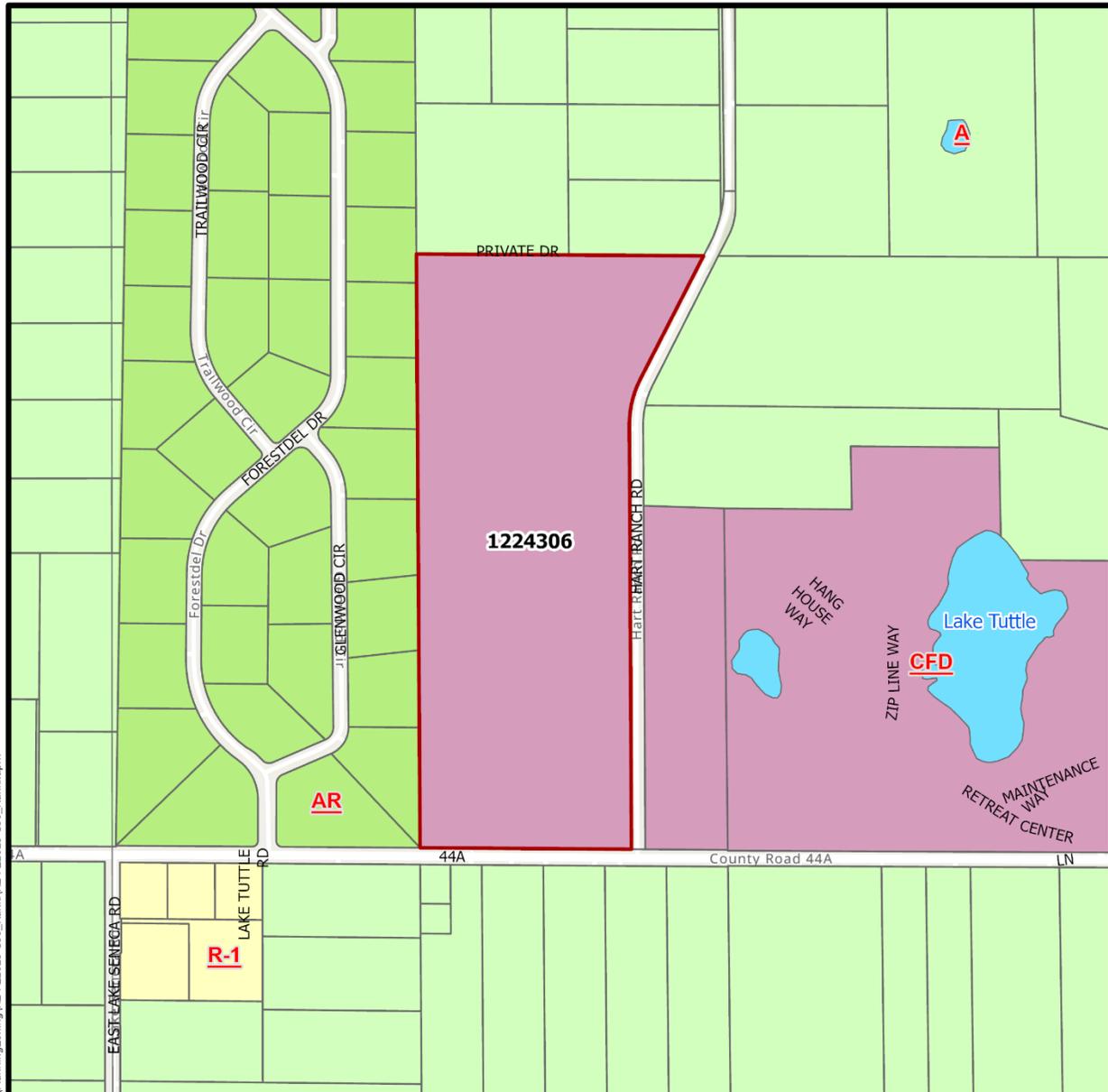
REQUEST: TO AMEND THE SITE CURRENT CFD ORDINANCE TO ALLOW A 100-STUDENT KINDERGARTEN THROUGH 8TH GRADE SCHOOL AT THE SITE WHILE REMOVING THE APPROVED 10-STUDENT DORMITORY AND 10 RETIREMENT HOMES.



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Attachment "B" – Zoning District Map

CURRENT ZONING



Zoning

- A
- AR
- R-1
- CFD

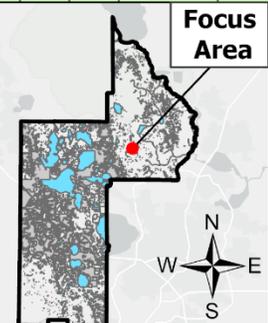
NAME: RAFIKI FOUNDATION PORTABLE CLASSROOMS

DISTRICT: 4

CASE NUMBER: RZ-PZ2025-156

LOCATION (S-T-R): 36-18-27

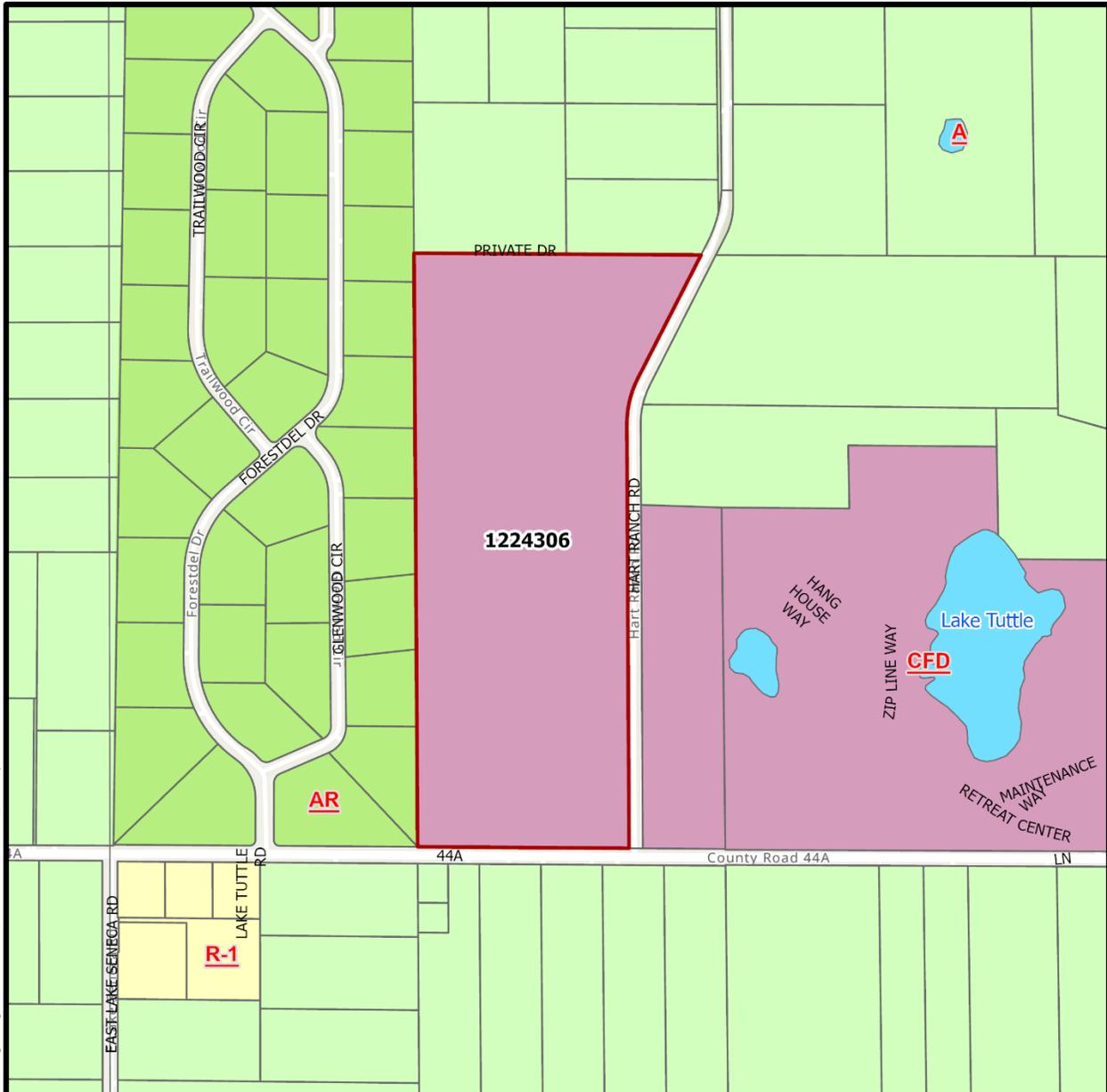
REQUEST: TO AMEND THE SITE CURRENT CFD ORDINANCE TO ALLOW A 100-STUDENT KINDERGARTEN THROUGH 8TH GRADE SCHOOL AT THE SITE WHILE REMOVING THE APPROVED 10-STUDENT DORMITORY AND 10 RETIREMENT HOMES.



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Attachment "C" – Proposed Zoning District

PROPOSED ZONING



Zoning

- A
- AR
- R-1
- CFD

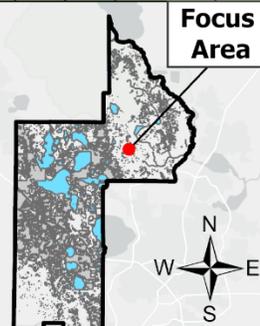
NAME: RAFIKI FOUNDATION PORTABLE CLASSROOMS

DISTRICT: 4

CASE NUMBER: RZ-PZ2025-156

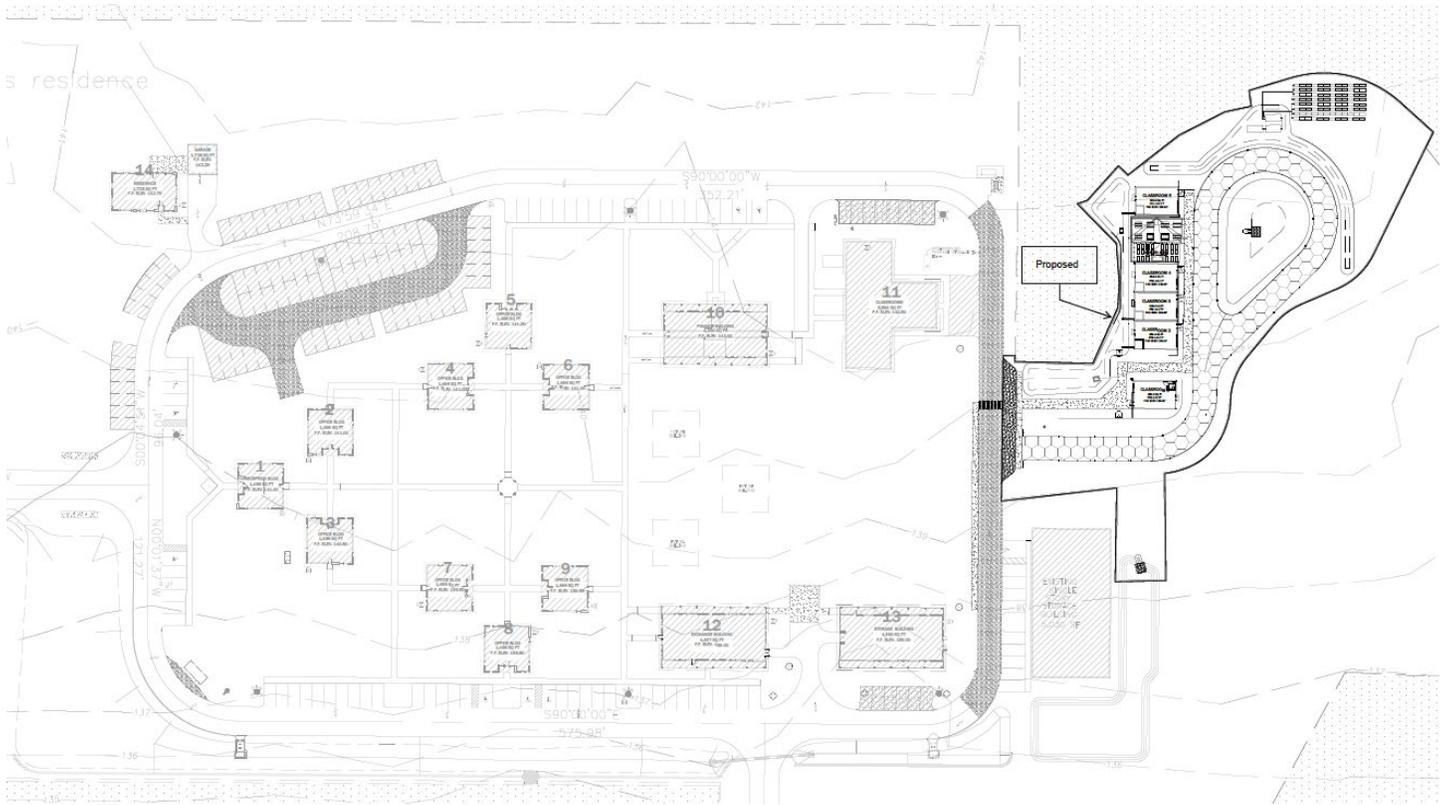
LOCATION (S-T-R): 36-18-27

REQUEST: TO AMEND THE SITE CURRENT CFD ORDINANCE TO ALLOW A 100-STUDENT KINDERGARTEN THROUGH 8TH GRADE SCHOOL AT THE SITE WHILE REMOVING THE APPROVED 10-STUDENT DORMITORY AND 10 RETIREMENT HOMES.



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Attachment "D" – Concept Plan (2 of 3)



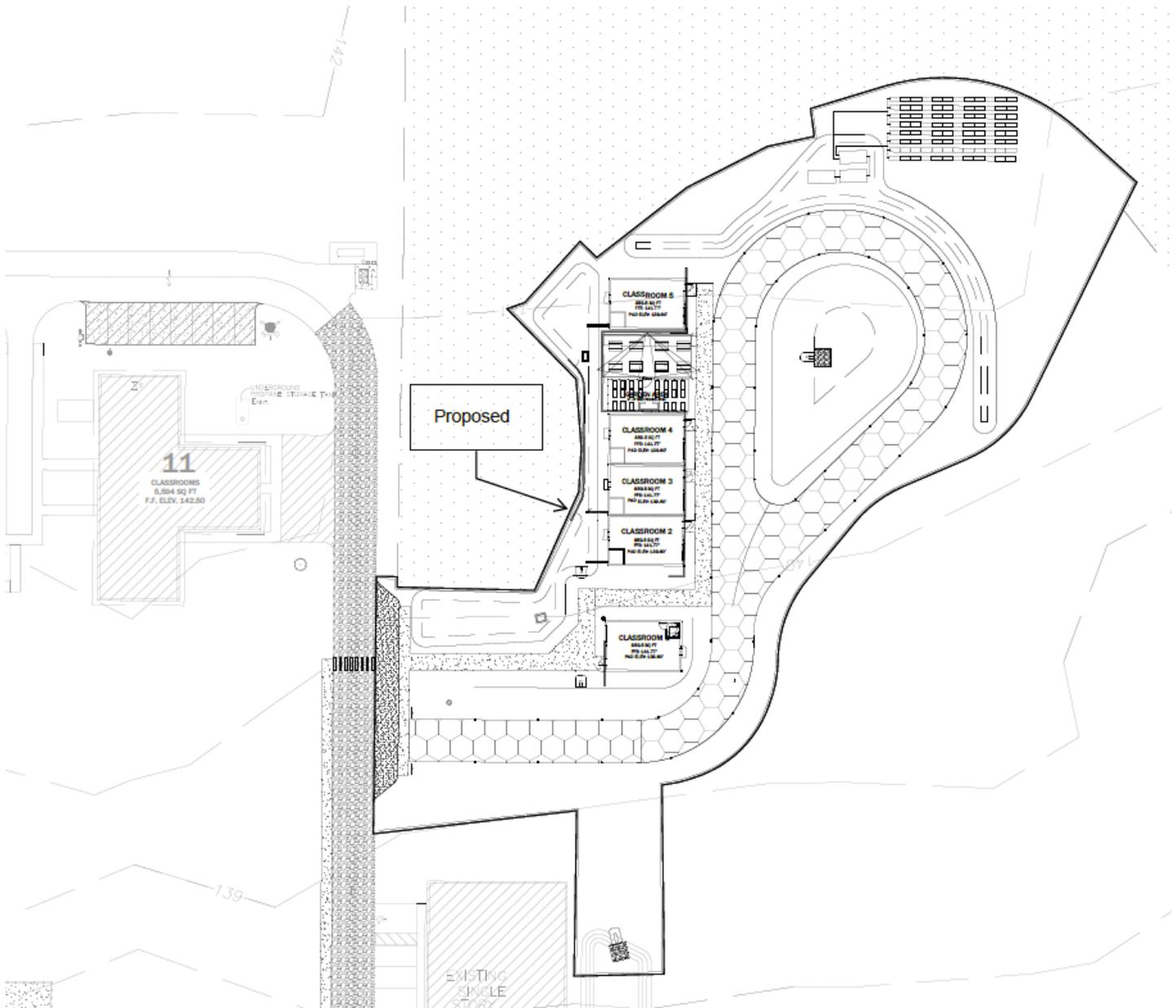
| SITE DATA TABLE | |
|--|--|
| ALTERNATE KEY(S) | 1224306 |
| PARCEL ID (S) | 36-18-27-0002-000-00600 |
| SITE ADDRESS | 23315 COUNTY RD 44A, EUSTIS, FL 32736 |
| SITE AREA | 57.16-AC (2,490,094-SF) |
| ZONING | <u>EXISTING ZONING:</u> COMMUNITY FACILITY DISTRICT [CFD BY ORDINANCE #2015-47] |
| FUTURE LAND USE | RURAL |
| JOINT PLANNING AREA (JPA) | NONE |
| INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) | NONE |
| FLOOD ZONE INFORMATION | THE PARCEL DOES NOT APPEAR TO HAVE ANY 100YR FLOODPLAIN AREAS PER FEMA MAP: #12069C0240E |

| AREA BREAKDOWN TABLE | |
|---------------------------------------|---|
| IMPERVIOUS SURFACE RATIO (I.S.R.) | MAX ALLOWED I.S.R. : 20% (498,019-SF) |
| | EXISTING I.S.R. : 5.97% (148,588-SF) |
| | PROPOSED I.S.R. : 0.42% (10,487-SF) |
| | TOTAL I.S.R. : 6.39% (159,075-SF) |
| OPEN SPACE | MINIMUM OPEN SPACE REQ. : 35% (871,533-SF) |
| | EXISTING OPEN SPACE : 94.03% (2,340,866-SF) |
| | PROPOSED OPEN SPACE: 92.85% (2,311,942-SF) |
| FLOOR AREA RATIO (F.A.R.) | MAX ALLOWED F.A.R. : 1.0 (2,489,454-SF) |
| | EXISTING F.A.R. : 0.018 (44,355-SF) |
| | PROPOSED F.A.R. : 0.020 (49,652.5-SF) |
| CONSERVATION AREA (AREA #1 + AREA #2) | EXISTING AREA: 28.69-AC (1,249,799-SF) |
| | PROPOSED AREA: 28.69-AC (1,249,799-SF) |

NOTES

- ALTHOUGH NOT SHOWN ON THIS CONCEPT PLAN AND AS REFERENCED IN THIS ORDINANCE'S ACCOMPANYING TEXT, A 10-DORMITORY UNIT BUILDING(S) FOR TEMPORARY TRAINING/ATTENDEE ACCOMMODATIONS (HOUSING) IS PLANNED FOR THIS SITE.

Attachment "D" – Concept Plan (3 of 3)



Attachment “E” – Project Narrative (Page 1 of 2)



Office of Planning and Zoning

Project Narrative Rezoning

In compliance with LDR Section 14.03.03, please answer the following questions:

1. Whether the rezoning is in conflict with any applicable provisions of the Code.

The CFD amendment does not conflict with any provisions of the code.

2. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.

The CFD amendment does not conflict with any elements of the comprehensive plan.

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

The CFD amendment request will be an update that will add 100-student Kindergarten through - 8th grade school as an approved use in the location shown on the concept plan and it will remove the 10 unit student housing (Dormitory) buildings and the 10 retirement housing units from the site .

4. Whether there have been changed conditions that justify a rezoning

There have been no condition changes in the surrounding uses or nearby land use mapping that prompt this request. This request is being made per narrative Item #3 above.

5. 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.

The CFD amendment is not expected to create additional demand on public facilities with the exception of roads. The requested change nets an increase in 332-trips per day with an net increase to the AM peak hour of the adjacent roadway 7-am to 9-am or 98 trips in the peak hour. This change qualifies as a Tier 1 project of minimal impact per the LSMPO traffic study guidelines.

Attachment “E” – Project Narrative (Page 2 of 2)

6. Whether, and the extent to which, the rezoning would result in significant impacts on the natural environment.

The CFD amendment will not result in a significant impact on the natural environment. The existing 28.69-acre conservation area will remain and the required aquifer/groundwater recharge is provided per SJRWMD Permit # 113900-4 recently issued. It is worth noting the entire site is considered most effective recharge area and isn't being disputed. A recently completed Biological and Ecological Site Assessment (on file with Lake County) shows no significant impacts will be by the project. Since this site has ongoing development with no significant deviation from previous development plans and methods of water supply and wastewater disposal, we request reliance on the already accepted previous studies conducted for the facility.

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

The CFD amendment is not expected to have a deleterious affect on property values in the area. To the contrary, providing a local school can reduced travel times and trip lengths normally expected to reach the nearest elementary schools. Having a local option is expected to be a benefit to local residents and property values.

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

With the existing site's facilities considered, this amendment to the CFD would keep the development pattern compact and on site. The result provides for an orderly and logical development pattern without impact on the surrounding area and growth patterns.

9. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.

With the existing school and facilities in place, this amendment to the CFD would keep the development pattern in an orderly and logical manner since the project is compact within the existing approved CFD master plan.

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

This rezoning only involves an update to the CFD zoning by way of a modification of the current CFD ordinance and requires no change to the Future Land Use or Future Land Use Map.

Attachment "F" – Statutory Conservation Easement Deed (1 of 5)

INSTRUMENT#: 2016035794 OR BK 4763 PG 1581 PAGES: 5 4/8/2016 9:16:25 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$44.00

This instrument prepared by:
Melanie Marsh, County Attorney
P.O. Box 7800, Tavares, FL 32778

Return To:
Lake County Public Works Dept. - R/W
P.O. Box 7800, Tavares, FL 32778



STATUTORY CONSERVATION EASEMENT DEED Section 704.06, Florida Statutes (Corporation)

Tax Parcel I.D. 36-18-27-0002-000-00600

THIS INDENTURE, made this 9th day of DECEMBER 2015 between Rafiki Foundation Incorporated, a Texas not-for-profit corporation, whose address is P.O. Box 1988, Eustis, FL 32727-1988, hereinafter referred to as "Grantor", and Lake County, a political subdivision of the State of Florida, as Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, has granted, bargained, sold, and conveyed to Grantee, its successors and assigns, a Conservation Easement on the following described property in perpetuity, hereinafter referred to as the "Property", situate, lying, and being in Lake County, Florida:

See attached Exhibit "A" attached hereto and incorporated herein

The Grantor is authorized to transact business in the State of Florida as of February 12, 2007.

1. Purpose. It is the purpose of this Easement to assure that the Property shall be retained forever, except as herein provided, in its existing natural condition and to prevent any use of the Property that shall impair or interfere with the environmental value of the Property. Grantor intends that this Easement shall run with the land and limit the use of the Property to such activities as are consistent with the purpose of this Easement.

2. Rights of Lake County. To accomplish the purpose stated above, the following rights are conveyed to Grantee by this Easement:

(a) To preserve and protect the environmental value of the Property;

(b) To prevent any activity on, or use of, the Property that is inconsistent with the purpose of this Easement, and to require the restoration of areas or features of the Property that may be damaged by an inconsistent activity or use;

Attachment "F" – Statutory Conservation Easement Deed

(2 of 5)

INSTRUMENT# 2016035794 OR BOOK 4763/PAGE 1582 PAGE 2 of 5

(c) To enter upon and inspect the Property, in a reasonable manner and at reasonable times, to determine if the Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Easement; and

(d) To proceed at law or in equity to enforce the provisions of this Easement and the covenants set forth herein, and to prevent the occurrence of any of the prohibited activities hereinafter set forth.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placement of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

(b) Dumping or placement of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;

(c) Removal or destruction of trees, shrubs, or other vegetation, except as specifically authorized by the Grantee;

(d) Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such a manner as to affect the surface;

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;

(f) Activities detrimental to drainage, flood control, surface and groundwater conservation, water quantity and quality degradation, erosion control, soil conservation, or fish and wildlife habitat preservation;

(g) Acts or uses detrimental to such retention of land or water areas;

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

4. Permitted Uses. This Easement does not preclude the following specific activities from being undertaken on the Property:

(a) Passive recreational pursuits not requiring drainage, alteration, or development of the Property.

Attachment "F" – Statutory Conservation Easement Deed (3 of 5)

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5. Grantee's Discretion. Enforcement of the terms of this Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Easement in the event of any breach of any term of this Easement by Grantor shall not be construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Easement or of any of Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

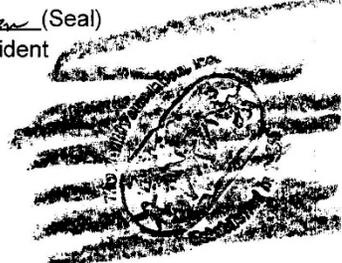
IN WITNESS THEREOF, first party has hereunder set his hand and seal on this the day and year first above written. Signed, Sealed and Delivered in our presence as witnesses:

Witnesses:

Grantor: Rafiki Foundation Incorporated,
a Texas Not-for-Profit Corporation

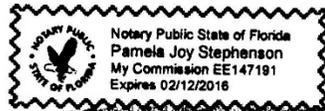
1. Sign: [Signature]
Print Name: KAREN J. ELLIOTT
2. Sign: [Signature]
Print Name: STEVEN C KRAMZ

[Signature] (Seal)
Rosemary M Jensen, President



State of Florida
County of State

The foregoing instrument was acknowledged before me this 9 day of December, 2015, by Rosemary M. Jensen as President on behalf of Rafiki Foundation Incorporated, who is personally known to me or who has produced as identification.



[Signature]
Notary Public (Signature)
Print Name: PAMELA Joy Stephenson
Title or Rank: Missions Assistant / Business
Serial Number, if any: NA
My Commission Expires: 2/12/2016

S:\Right of Way\Statutory Conservation Easement Deed Rafiki Foundation.rtf



Attachment "F" – Statutory Conservation Easement Deed

(4 of 5)

INSTRUMENT# 2016035794 OR BOOK 4763/PAGE 1584 PAGE 4 of 5

EXHIBIT 'A'

CONSERVATION EASEMENT A:

A PORTION OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 44A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF COMMENCEMENT, COMMENCE AT AN IRON ROD MARKING THE WESTERLY RIGHT OF WAY LINE OF THE EUSTIS SAND LAKE ROAD, A 60.0 FOOT RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 44A, A 66.0 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°58'23" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 695.84 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°58'23" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 222.98 FEET TO A POINT ON THE EASTERLY LINE OF FORESTDEL SUBDIVISION, AS RECORDED IN PLAT BOOK 26, PAGES 63 AND 64, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 00°37'28" WEST ALONG THE SAID EASTERLY BOUNDARY OF SAID FORESTDEL SUBDIVISION A DISTANCE OF 2590.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE AFOREMENTIONED SECTION 36; THENCE RUN SOUTH 89°58'31" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 1248.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE EUSTIS SAND LAKE ROAD; THENCE RUN SOUTH 26°39'28" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 477.51 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°51'41", AN ARC LENGTH OF 56.12 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 72°35'19" WEST, 50.29 FEET, TO THE END OF SAID CURVE; THENCE NORTH 61°28'51" WEST 307.29 FEET; THENCE NORTH 02°30'05" EAST 146.75 FEET; THENCE NORTH 89°59'42" WEST 284.59 FEET; THENCE SOUTH 03°50'33" WEST 12.84 FEET; THENCE SOUTH 86°32'36" WEST 38.98 FEET; THENCE SOUTH 01°52'57" WEST 14.16 FEET; THENCE SOUTH 89°29'41" WEST 39.44 FEET; THENCE SOUTH 67°03'09" WEST 33.04 FEET; THENCE SOUTH 51°29'33" WEST 63.68 FEET; THENCE NORTH 63°53'57" WEST 14.34 FEET; THENCE SOUTH 41°39'44" WEST 37.53 FEET TO THE BEGINNING OF A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°46'49", AN ARC LENGTH OF 97.46 FEET TO THE END OF SAID CURVE; THENCE SOUTH 17°07'05" EAST 36.86 FEET; THENCE NORTH 81°58'26" EAST 13.29 FEET; THENCE SOUTH 12°30'30" EAST 22.61 FEET; THENCE SOUTH 27°21'26" EAST 42.65 FEET; THENCE SOUTH 38°13'32" EAST 54.12 FEET; THENCE SOUTH 43°59'30" WEST 10.98 FEET; THENCE SOUTH 48°20'17" EAST 38.93 FEET; THENCE SOUTH 19°43'21" EAST 8.90 FEET; THENCE NORTH 45°11'03" EAST 46.62 FEET; THENCE NORTH 85°29'58" EAST 32.77 FEET; THENCE SOUTH 87°07'24" EAST 20.62 FEET; THENCE SOUTH 66°10'08" EAST 51.04 FEET; THENCE SOUTH 00°55'19" WEST 64.93 FEET; THENCE NORTH 89°17'33" WEST 166.54 FEET; THENCE NORTH 89°59'47" WEST 113.96 FEET; THENCE SOUTH 00°00'13" WEST 1403.45 FEET; THENCE SOUTH 89°59'47" EAST 272.68 FEET; THENCE SOUTH 00°13'36" EAST 100.34 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°33'43", AN ARC LENGTH OF 91.40 FEET TO THE END OF SAID CURVE; THENCE SOUTH 27°20'07" WEST 336.47 FEET TO THE BEGINNING OF A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'30", AN ARC LENGTH OF 104.86 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°01'37" WEST 27.77 FEET TO THE POINT OF BEGINNING.

CONSERVATION EASEMENT B:

A PORTION OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA LYING NORTH OF COUNTY ROAD 44A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, BEGIN AT AN IRON ROD MARKING THE WESTERLY RIGHT OF WAY LINE OF THE EUSTIS SAND LAKE ROAD, A 60.0 FOOT RIGHT OF WAY WITH THE NORTHERLY RIGHT OF WAY OF COUNTY ROAD 44A, A 66.0 FOOT RIGHT OF WAY; THENCE RUN NORTH 89°58'23" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 635.84 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 00°01'37" EAST 27.77 FEET TO THE BEGINNING OF A CURVE CONCAVED EASTERLY AND HAVING A RADIUS OF 160.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'30", AN ARC LENGTH OF 76.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 27°20'07" EAST 336.47 FEET TO THE BEGINNING OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°18'56", AN ARC LENGTH OF 62.46 FEET; THENCE SOUTH 89°33'32" EAST 307.84 FEET; THENCE NORTH 00°08'21" EAST 718.41 FEET; THENCE NORTH 00°00'48" EAST 597.68 FEET; THENCE SOUTH 89°55'34" EAST 115.90 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE EUSTIS SAND LAKE ROAD; THENCE SOUTH 00°31'44" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 1772.48 FEET TO THE POINT OF BEGINNING.

Attachment "G" – Utility Notification Form



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 36 Township 18S Range 27E Alt Key # 1224306

Subdivision _____ Lot _____ Block _____ Additional Legal attached _____

Hook up to Central Sewage is not within 1,000 feet of the above described property.
(is or is not)

Hook up to Central Water is not 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.

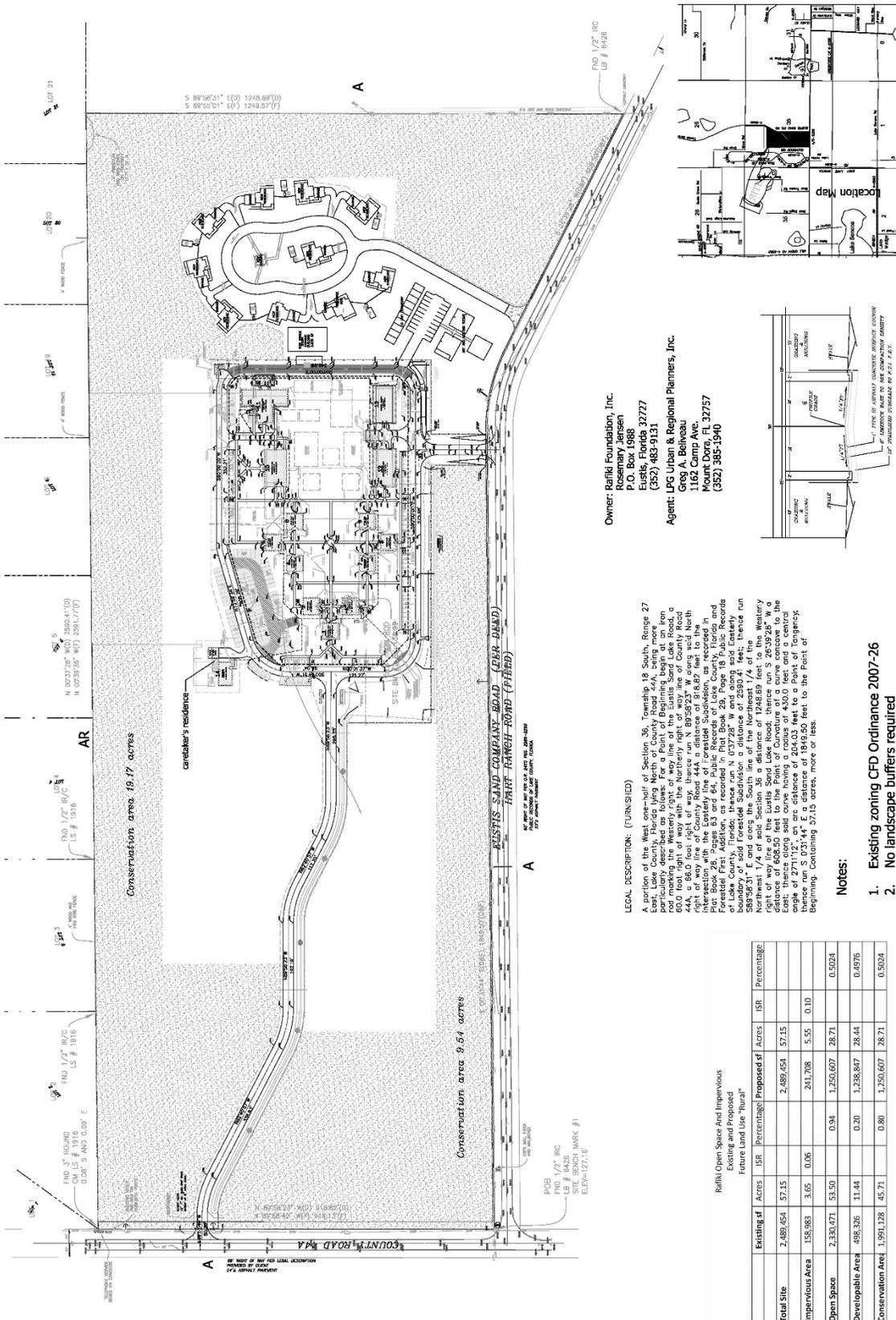
City Official or Private Provider Signature [Signature]

Print Name, Title and Entity: Daniel Millan, Staff Engineer City of Eustis Date 2/5/25

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: _____ |

Previously Approved Concept Plan by Ord. #2015-47



Owner: Rafiki Foundation, Inc.
 P.O. Box 1986
 Eustis, Florida 32727
 (352) 483-9131
 Agent: LFG Urban & Regional Planners, Inc.
 Greg A. Belliveau
 1162 Camp Ave.
 Mount Dora, FL 32757
 (352) 385-1940

LEGAL DESCRIPTION: (FURNISHED)
 A portion of the West one-half of Section 36, Township 18 South, Range 27 East, Lake County, Florida lying North of County Road #4A, being more particularly described as follows: For a Point of Beginning begin at an iron pin set in the ground at the intersection of the westerly line of a 600 foot right of way with the northerly right of way line of County Road #4A, a 68.0 foot right of way, thence run N 89°59'23" W along said North 600 foot right of way line a distance of 100.00 feet to the intersection with the easterly line of Forestal Subdivision, as recorded in Plat Book 28, Pages 63 and 64, Public Records of Lake County, Florida and containing the same, thence run N 03°27'28" W and along said easterly boundary of said Forestal Subdivision a distance of 2590.41 feet, thence run S89°53'11" W and along the line of the lot 1248.89 feet of the Western right of way line of the Eustis Soud Lake Road, thence run S 26°39'28" W a distance of 606.50 feet to the Point of Curvature of a curve commencing to the right of the line of the Eustis Soud Lake Road, thence run S 26°39'28" W an angle of 27°11'12" on an arc distance of 264.03 feet to a Point of Tangency, thence run S 03°14'41" E a distance of 1846.56 feet to the Point of Beginning. Containing 374.15 acres, more or less.

Notes:

1. Existing zoning CFD Ordinance 2007-26
2. No landscape buffers required

Rafiki Open Space And Impervious Future Land Use "Rural"

| Existing #1 | Acres | ISR | Percentage | Proposed #2 | Acres | ISR | Percentage |
|-------------------|-----------|-------|------------|-------------|-------|--------|------------|
| Total Site | 2,489,454 | 57.15 | | 2,489,454 | 57.15 | | |
| Impervious Area | 158,983 | 3.65 | 0.06 | 241,708 | 5.55 | 0.10 | |
| Open Space | 2,330,471 | 53.50 | 0.94 | 1,250,607 | 28.71 | 0.5024 | |
| Developable Area | 498,326 | 11.44 | 0.20 | 1,238,847 | 28.44 | 0.4976 | |
| Conservation Area | 1,991,128 | 45.71 | 0.80 | 1,250,607 | 28.71 | 0.5024 | |

Map of Subject Property

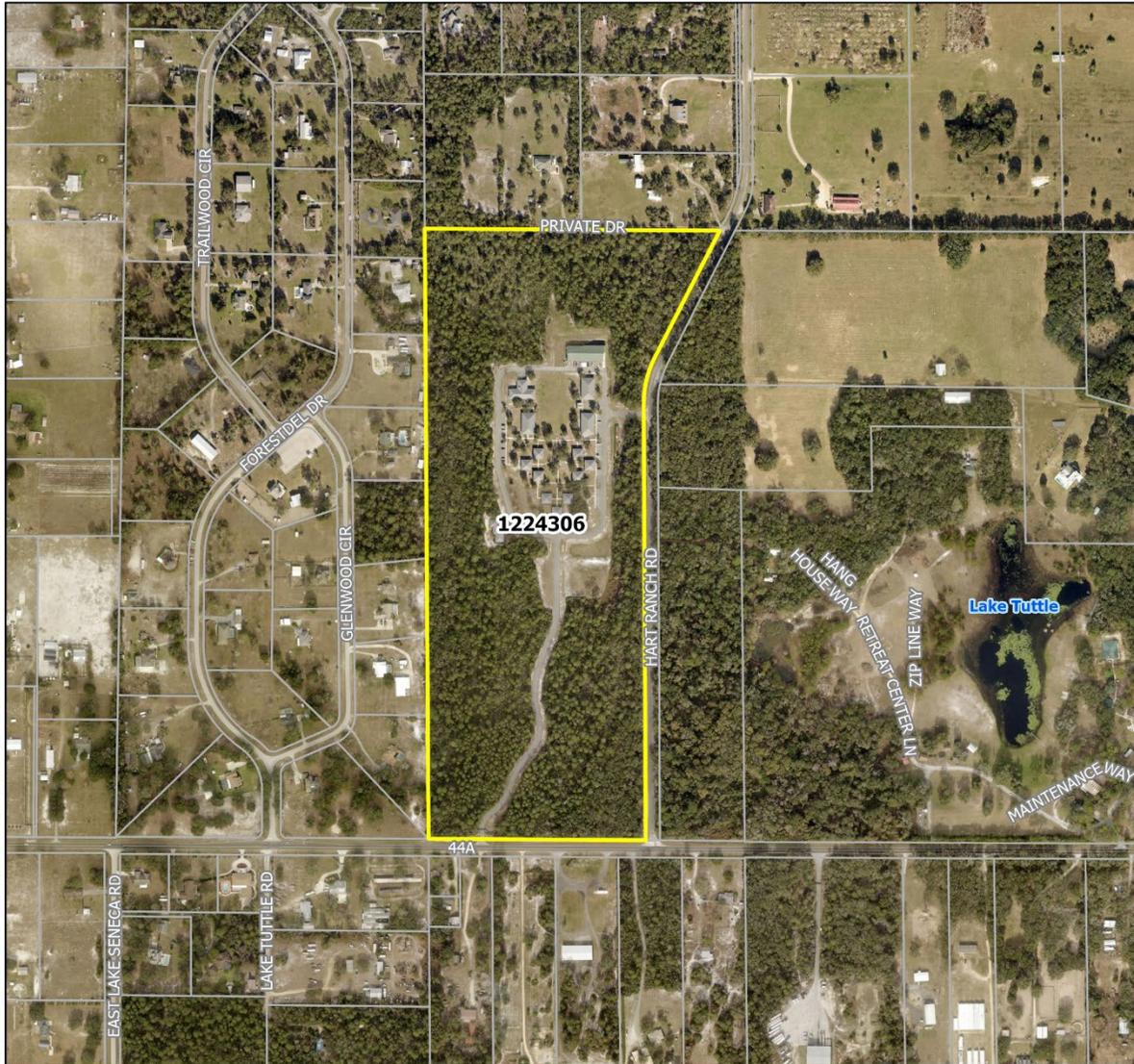


Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-156_Rafiki\RZ-PZ2025-156_Rafiki.aprx

9/25/2025

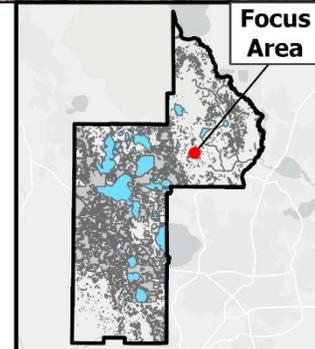
Aerial Map of Subject Property

RZ-PZ2025-156 Rafiki Foundation Portable Classrooms



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-156_Rafiki\RZ-PZ2025-156_Rafiki.aprx

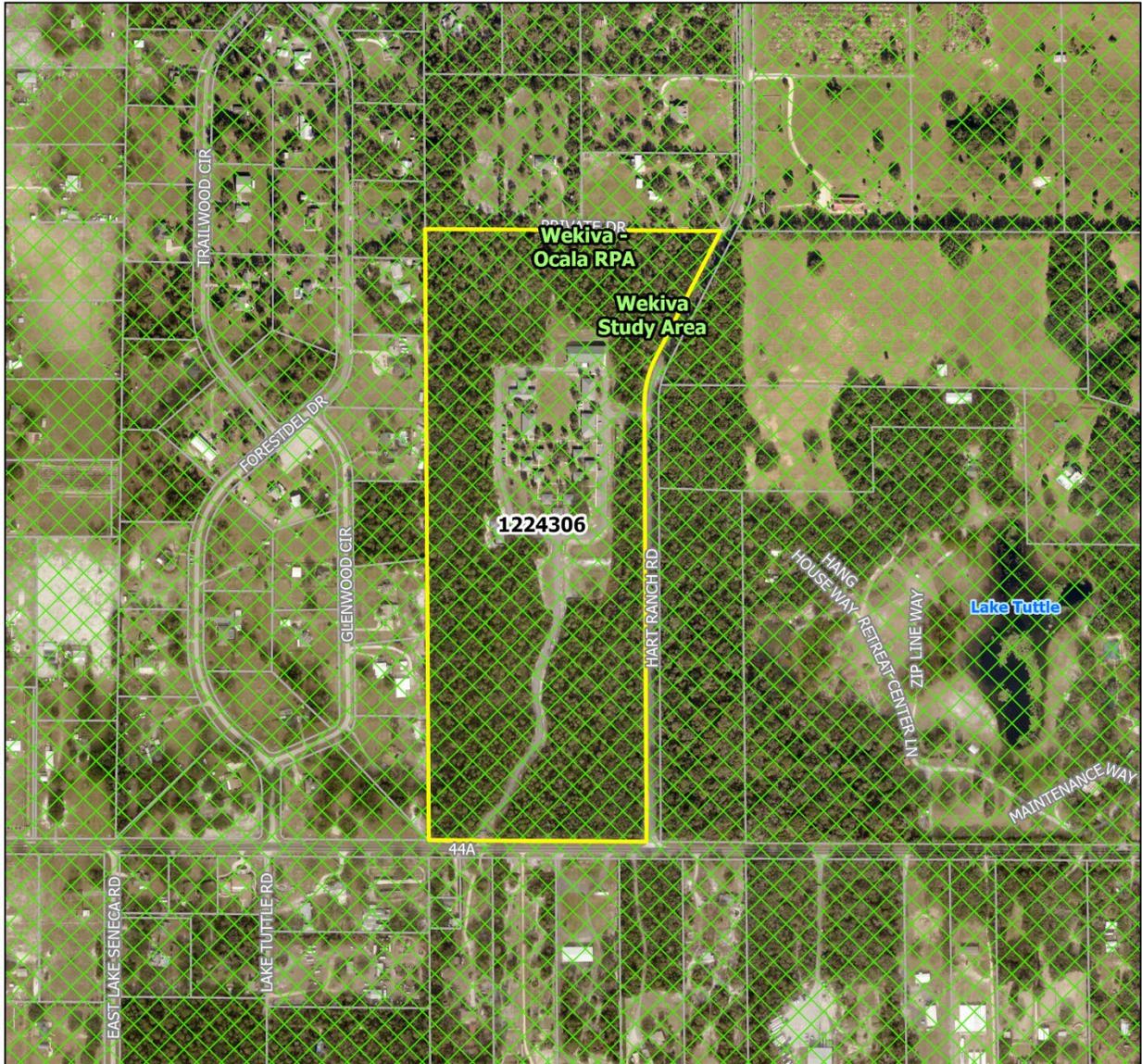
To amend the site current CFD Ordinance to allow a 100-student Kindergarten through 8th grade school at the site while removing the approved 10-student dormitory and 10 retirement homes.



9/25/2025

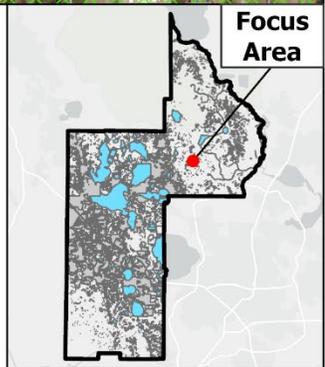
Map of Overlay Districts

RZ-PZ2025-156 Rafiki Foundation Portable Classrooms



Path: G:\Workgroups\GIS_Dept\Projects\GrowthManagement\Planning\Zoning\RZ-PZ2025-156_Rafiki\RZ-PZ2025-156_Rafiki.aprx

To amend the site current CFD Ordinance to allow a 100-student Kindergarten through 8th grade school at the site while removing the approved 10-student dormitory and 10 retirement homes.



9/25/2025

1
2
3 **ORDINANCE #2026 _____**

4 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS; AMENDING**
5 **COMMUNITY FACILITY (CFD) DISTRICT ORDINANCE #2015-47 TO ALLOW DEVELOPMENT OF FIVE**
6 **(5) K-8 CLASSROOMS, FOR THE PROPERTY LOCATED NORTH OF CR 44A AND WEST OF HART**
7 **RANCH ROAD, IN THE EAST EUSTIS AREA OF UNINCORPORATED LAKE COUNTY, IDENTIFIED AS**
8 **ALTERNATE KEY NUMBER 1224306, LOCATED IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 27**
9 **EAST; AND PROVIDING FOR AN EFFECTIVE DATE.**

10 **WHEREAS**, on the 30th of May 2025, David Clutts (the “Applicant”) submitted a rezoning application
11 on behalf of Rafiki Foundation Incorporated (the “Owner”) to amend Community Facility (CFD) District
12 Ordinance #2015-47 to allow for the construction of five (5) K-8 classrooms on the subject property; and
13

14 **WHEREAS**, on the 15th of December 2015, the Board of County Commissioners of Lake County
15 approved Ordinance #2015-47, to allow expansion of the Seminary/Missionary Training Facility, provide
16 housing for retired missionaries, modify the conservation easement, and rescind/replace Ordinance #2007-
17 26 with a new Ordinance; and
18

19 **WHEREAS**, the property subject to the request is located within the Rural Future Land Use Category
20 (FLUC) as shown on the Lake County Comprehensive Plan Future Land Use Map (FLUM); and
21

22 **WHEREAS**, the Lake County Planning and Zoning Board did review Petition PZ2025-156 on the 3rd
23 day of December 2025, after giving notice of a hearing for change in the use of land, including notice that the
24 petition would be presented to Board of County Commissioners of Lake County, Florida, on the 6th day of
25 January 2026; and
26

27 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of
28 the Lake County Planning and Zoning Board, the staff report and any comments, favorable or unfavorable
29 from the public and surrounding property owners at a public hearing duly advertised; and
30

31 **WHEREAS**, upon review, certain terms pertaining to the development of the above-described
32 property have been duly approved.
33

34 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,
35 Florida, that:
36

37 **Section 1. Terms.** The County Manager or designee shall amend the Official Zoning Map to reflect
38 Community Facility (CFD) District in accordance with this Ordinance. This Ordinance, upon
39 its Effective Date, shall supersede and replace any previous zoning ordinance on the
40 properties, including Ordinance #2015-47. The uses of the property shall be limited to the
41 uses specified in this Ordinance and generally consistent with the “Conceptual Plan”
42 attached hereto as Exhibit “B”. To the extent where there are conflicts between the
43 Conceptual Plan and this Ordinance, this Ordinance shall take precedence.
44
45
46

- 1 **A. Land Uses:**
- 2 1. Religious Seminary and School used as a teacher/missionary training
- 3 facility. The facility consists of 35,705 square feet of floor area in 13 existing
- 4 buildings as shown on the Conceptual Plan. Building #11 has undergone a
- 5 change of use was previously approved for education use with 68 students
- 6 in 1,350 sf through permit 2023051902.
- 7 2. One (1) Single-Family Dwelling, as an accessory use, to be used as a
- 8 Caretaker’s Residence.
- 9 3. Ten (10) room/unit dormitory building for temporary training
- 10 accommodations.
- 11 4. Five (5) K – 8 Classrooms with a maximum occupancy of 100 students, in
- 12 addition to the 68 students in Building #11.
- 13 5. Accessory uses directly associated with the above uses may be approved
- 14 by the County Manager or designee. Any other use of the site not specified
- 15 above shall require approval of an amendment to this Ordinance by the
- 16 Board of County Commissioners.
- 17 **B. Setbacks:** Setbacks shall be in accordance with the Lake County Comprehensive
- 18 Plan and Land Development Regulations, as amended.
- 19 **C. Landscape / Buffering:** All landscaping shall comply with the landscaping and
- 20 buffering requirements contained in the Lake County Land Development
- 21 Regulations, as amended. Removal of Heritage Trees is prohibited unless it poses
- 22 a danger to persons or property. Any new development on the property after the
- 23 Effective Date of this Ordinance must be designed around existing Heritage Trees
- 24 unless a waiver has been granted by the Board of County Commissioners as part
- 25 of a conditional zoning or amendment thereto, or a variance has been granted by
- 26 the Board of Adjustment, or its successor.
- 27 **D. Open Space:** A minimum of 35% of the net buildable area shall be set aside in a
- 28 conservation easement, as contiguous open space and maintained in its natural
- 29 vegetative state.
- 30 **E. Outdoor Activities:**
- 31 1. Group activities shall not be allowed between 10 PM and 7 AM; and
- 32 2. There shall not be music played, or other group activities, outdoors that
- 33 would cause excessive noise, as defined in Section 14-34 of the Lake
- 34 County Code, as amended, from 9 PM to 8 AM.
- 35 **F. Wekiva Study Area Site Design Standards.** Development shall be consistent with
- 36 the development design standards for the Wekiva Study Area, in accordance with
- 37 Objective I-3.4, entitled *Wekiva Study Area*, of the Comprehensive Plan, and with
- 38 any other applicable provisions of the Comprehensive Plan and LDR, as amended.
- 39 Lake County shall have the right, but not the obligation, to enforce such provisions
- 40 **G. Lighting:** Lighting shall adhere to the recommendations of the International Dark
- 41 Sky Association and meet the following minimum standards as consistent with
- 42 Section 3.09.00 of the Lake County Land Development Regulations, as amended:

- 1 1. Light sources to illuminate signs, facades, buildings, parking, and loading
2 areas shall be shaded to prevent direct glare, light spillage, and hazardous
3 interference with adjacent properties.
- 4 2. Outdoor lighting poles shall be designed to prevent light from projecting in
5 an upward of horizontal direction.
- 6 **H. Utilities.**
- 7 1. The new development will be serviced by Distributed Wastewater
8 Treatment Units or Systems (DWTU-DWTS), in accordance with the
9 Comprehensive Plan and LDR, as amended. This system shall be
10 permitted through the Florida Department of Health (DOH) and/or Florida
11 Department of Environmental Protection (DEP), as appropriate.
- 12 2. The development will be serviced by well.
- 13 **I. Parking:** Pervious parking shall be allowed and provided in accordance with the
14 Land Development Regulations, as amended.
- 15 **J. Signage:** All signage shall comply with the applicable sign requirements contained
16 in Lake County Land Development Regulations, as amended. Informational signs
17 on listed species potentially occurring on the site shall be located every 100-feet
18 along the walking trail.
- 19 **K. Environmental:** An environmental assessment addressing habitat and species
20 shall be submitted to the County during the site plan review of the project.
- 21 **L. Access management:** The project shall comply with all applicable access
22 management requirements of the Lake County Land Development Regulations, as
23 amended.
- 24 **M. Development Review and Approval.** Prior to the issuance of any permits, the
25 Owner shall submit a development application generally consistent with the
26 Conceptual Plan attached as Exhibit "B" for review and approval in accordance with
27 the Comprehensive Plan and LDR, as amended.
- 28 **N. Future Amendments to Statutes, Codes, Plan, and/or Regulations:** The specific
29 references in this Ordinance to the Florida Statutes, Florida Administrative Code,
30 Lake County Comprehensive Plan, and Land Development Regulations (LDR) shall
31 include any future amendments to the Statutes, Code, Plans, and/or Regulations.
- 32 **O. No Estoppel:** Approval of this Ordinance cannot be relied upon to assert a claim
33 of estoppel against the County if the property identified herein cannot be developed
34 due to the inability to meet other requirements under the applicable Land
35 Development Regulations. The Owner is solely responsible for performing any
36 necessary due diligence to ensure the property will appropriately support future
37 development.

38 **Section 2. Conditions.**

- 39 **A.** After establishment of the facilities as provided in this Ordinance, the property
40 identified in this Ordinance may only be used for the purposes identified in this
41 Ordinance. Any other proposed use must be specifically authorized by the Board of
42 County Commissioners.

1 ENACTED this _____ day of _____, 2026.

2
3 FILED with the Secretary of State _____, 2026.

4
5 EFFECTIVE _____, 2026.

6
7 BOARD OF COUNTY COMMISSIONERS
8 LAKE COUNTY, FLORIDA

9
10 _____
11 LESLIE CAMPIONE, CHAIRMAN

12
13 ATTEST:

14
15 _____
16 Gary J. Cooney, Clerk of the
17 Board of County Commissioners
18 Lake County, Florida

19
20
21 APPROVED AS TO FORM AND LEGALITY

22
23
24 _____
25 Melanie Marsh, County Attorney

1
2

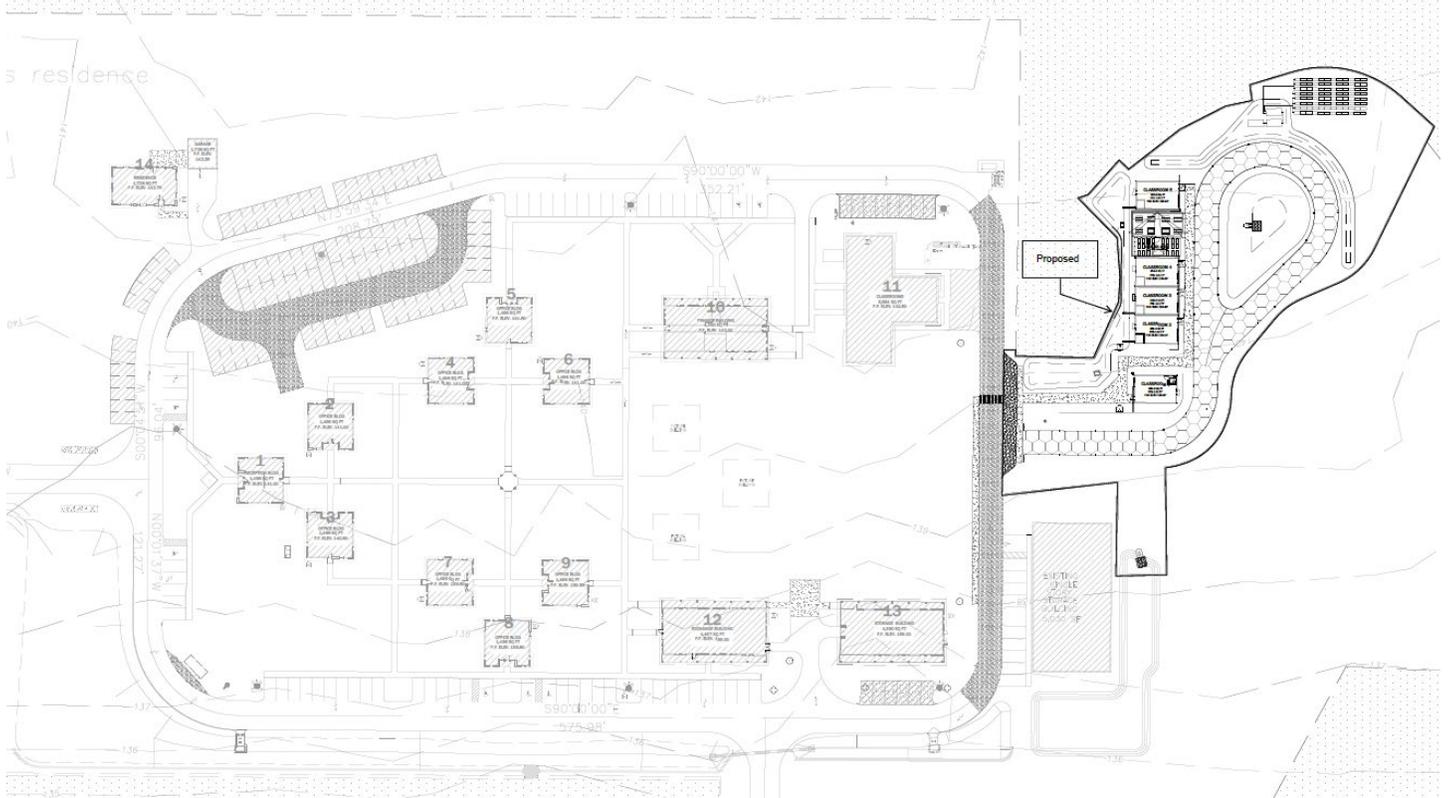
EXHIBIT "A" – Legal Description

A portion of the West one-half of Section 36, Township 18 South, Range 27 East, Lake County, Florida lying North of County Road 44A, being more particularly described as follows: For a Point of Beginning begin at an iron rod marking the Westerly right of way line of the Eustis Sand Lake Road, a 60.0 foot wide right of way with the Northerly right of way line of County Road 44A, a 66.0 foot wide right of way; thence run N 89°58'23" West along said North right of way line of County Road 44A a distance of 918.82 feet to the intersection with the Easterly line of Forestdel Subdivision, as recorded in Plat Book 26, Pages 63 and 64, Public Records of Lake County, Florida and Forestdel First Addition, as recorded in Plat Book 29, Page 18, Public Records of Lake County, Florida; thence run North 0°37'28" W and along said Easterly boundary of said Forestdel Subdivision a distance of 2590.41 feet; thence run S 89°58'31" E and along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 36 a distance of 1248.69 feet to the Westerly right of way line of the Eustis Sand Lake Road; thence run S 26°39'28" W a distance of 608.50 feet to the Point of Curvature of a curve concave to the East; thence along said curve having a radius of 430.0 feet and a central angle of 27°11'12", an arc distance of 204.03 feet to a Point of Tangency; thence run S 0°31'44" E a distance of 1849.50 feet to the Point of Beginning. Containing 57.15 acres, more or less.



1

EXHIBIT “B” – Concept Plan (2 of 2)



| SITE DATA TABLE | |
|--|--|
| ALTERNATE KEY(S) | 1224306 |
| PARCEL ID (S) | 36-18-27-0002-000-00600 |
| SITE ADDRESS | 23315 COUNTY RD 44A, EUSTIS, FL 32736 |
| SITE AREA | 57.16-AC (2,490,094-SF) |
| ZONING | EXISTING ZONING: COMMUNITY FACILITY DISTRICT [CFD BY ORDINANCE #2015-47] |
| FUTURE LAND USE | RURAL |
| JOINT PLANNING AREA (JPA) | NONE |
| INTERLOCAL SERVICE BOUNDARY AGREEMENT (ISBA) | NONE |
| FLOOD ZONE INFORMATION | THE PARCEL DOES NOT APPEAR TO HAVE ANY 100YR FLOODPLAIN AREAS PER FEMA MAP: #12069C0240E |

| AREA BREAKDOWN TABLE | |
|---------------------------------------|---|
| IMPERVIOUS SURFACE RATIO (I.S.R) | MAX ALLOWED I.S.R. : 20% (498,019-SF) |
| | EXISTING I.S.R. : 5.97% (148,588-SF) |
| | PROPOSED I.S.R. : 0.42% (10,487-SF) |
| | TOTAL I.S.R. : 6.39% (159,075-SF) |
| OPEN SPACE | MINIMUM OPEN SPACE REQ. : 35% (871,533-SF) |
| | EXISTING OPEN SPACE : 94.03% (2,340,866-SF) |
| | PROPOSED OPEN SPACE: 92.85% (2,311,942-SF) |
| FLOOR AREA RATIO (F.A.R.) | MAX ALLOWED F.A.R. : 1.0 (2,489,454-SF) |
| | EXISTING F.A.R. : 0.018 (44,355-SF) |
| | PROPOSED F.A.R.: 0.020 (49,652.5-SF) |
| CONSERVATION AREA (AREA #1 + AREA #2) | EXISTING AREA: 28.69-AC (1,249,799-SF) |
| | PROPOSED AREA: 28.69-AC (1,249,799-SF) |

NOTES

1. ALTHOUGH NOT SHOWN ON THIS CONCEPT PLAN AND AS REFERENCED IN THIS ORDINANCE'S ACCOMPANYING TEXT, A 10-DORMITORY UNIT BUILDING(S) FOR TEMPORARY TRAINING/ATTENDEE ACCOMMODATIONS (HOUSING) IS PLANNED FOR THIS SITE.