



REZONING STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): April 1, 2026
Board of County Commissioners (BCC): May 5, 2026

Case No. and Project Name: PZ2023-262, Iglesia Cristiana Pentecostal

Commissioner District: District 2 – Sean Parks

Applicant(s): Ernest Portalatin

Owner(s): Iglesia Cristiana Pentecostal De Clermont, Inc.

Requested Action: Rezone approximately 2.63 +/- gross acres from Agriculture District (A) to Community Facility District (CFD) to accommodate development of a place of worship.

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

Case Manager: Corey DeVogel, Planner I

PZB Recommendation:

Subject Property Information

Size: 2.63 +/- acres

Location: 13131 County Road 561A, in the unincorporated Clermont area

Alternate Key No.: 1743931

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

Current Zoning District: Agriculture (A) District (Attachment “B”)

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

JPA/ISBA: South Lake Interlocal Service Boundary Agreement Area (ISBA)

Overlay/Rural Protection Area: Lake Apopka Basin Area Overlay District (Attachment “D”)

Flood Zone: “X”

BMAP Location: Upper Ocklawaha

Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Rural	Agriculture (A)	Residential and Agricultural	Single-Family Residences on Large Tract of Agriculture Land, one parcel contains Agriculture Classification from the Property Appraiser’s Office
South	Minneola Ridge Mixed Use Residential	Planned Unit Development (PUD)	Right-of-Way and Agricultural	Vacant Agriculture South of County Road 561A
East	Rural	Agriculture (A)	Residential and Agricultural	Large Tract of Agriculture Land with Single-Family Residence that contains Agriculture Classification from the Property Appraiser’s Office
West	Rural	Agriculture (A)	Residential	Single-Family Residence on Large Tract of Agriculture Land

- Summary of Analysis -

The subject parcel is identified by Alternate Key Number 1743931 and contains approximately 2.63 +/- gross acres. The subject parcel is zoned Agriculture (A) District; designated with a Rural Future Land Use Category (FLUC) by the 2030 Comprehensive Plan; and located within the Lake Apopka Basin Area Overlay District. The subject parcel is currently undeveloped.

The Applicant is requesting a rezoning from Agriculture (A) District to Community Facility District (CFD) to accommodate the development of a place of worship.

The Concept Plan depicts a 7,337 square foot, single-story house of worship, utilizing an estimated chair count of 150. The proposed Concept Plan depicts 75 parking spaces and 3 handicap accessible parking spaces. The proposed development is to be accessed by County Road 561A (Attachment “E”).

Table 1. Existing and Proposed Development Standards.

	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	10%	N/A	35%	N/A	0.10	0%	40-Feet	N/A
Proposed	CFD	80%	Proposed 48.29%	35%	51.71%	1.0	0.06%	50-Feet	50-Feet

The subject property is located within the Lake Apopka Basin Area Overlay District, and the request is consistent with Lake County Comprehensive Plan Objective I-6.3, entitled *Lake Apopka Basin Overlay District*, which is intended to protect and preserve the Lake Apopka Basin as a natural resource. The rezoning request is consistent

with Comprehensive Plan Policy I-6.3.4, entitled *Permitted Uses within the Lake Apopka Basin Overlay District*, which allows residential, commercial and office uses within designated areas provided that development is clustered on the landward portion of the property, and away from environmentally sensitive features and habitat.

The subject property is located within the South Lake Interlocal Service Boundary Agreement (ISBA) within the area identified as the City of Minneola ISBA boundary, and the application was provided to the City of Minneola to review for a determination of consistency with their regulations. The City of Minneola provided comments (Attachment “F”).

For background purposes, there are no previous ordinances associated with the subject property.

The Applicant provided a Project Narrative as justification for the rezoning request as shown on Attachment “G”.

– 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 request is consistent with Land Development Regulations (LDR) Section 3.00.02, entitled *Purpose and Intent of Districts*, which establishes lands that benefit the public and general welfare.

The request is consistent with LDR Section 3.00.03, entitled *Consistency of Zoning Districts with Lake Use Classifications*, which indicates that the CFD zoning district is allowed in the Rural Land Use Category.

The proposed use is consistent with LDR Section 3.01.02, entitled *Classification of Uses*, which defines a Church as “*a building used for nonprofit purposes by a recognized and legally established sect solely for the purpose of worship*”.

The request is consistent with LDR Table 3.01.03, entitled *Schedule of Permitted and Conditional Uses*, which specifies the allowance of Churches within the CFD zoning district.

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

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 request is consistent with Comprehensive Plan Policy I-1.4.1, entitled *Elements of Rural Character*, as the proposed development will be located towards the rear of the property, away from the road, which will also only utilize one entrance off County Road 561A.

The request is consistent with Comprehensive Plan Policy I-1.4.4, entitled *Rural Future Land Use Category*, which notes that religious organizations are a typical use. The Applicant seeks to rezone the subject parcel from Agriculture (A) to Community Facility District (CFD) to accommodate a place of worship, and religious education uses, while maintaining its existing FLUC of Rural.

The Concept Plan demonstrates the proposed building height as being consistent with Comprehensive Plan Policy I-1.2.3, entitled *Building Heights within Future Land Use Categories*, which allows for a maximum height for non-residential buildings of 75-feet.

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 request is also consistent with Comprehensive Plan Objective I-6.3, entitled *Lake Apopka Basin Overlay District*, which is intended to protect the Lake Apopka Basin as a natural resource.

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 and proposed land uses.

The request to rezone to Community Facility District (CFD) for a place of worship is consistent with the adjacent neighboring properties, which include vacant land, residential, and agricultural uses as stated in the Adjacent Property Land Use Table above. Pursuant to LDR Table 3.00.03, the proposed zoning is compatible with all surrounding Future Land Uses. This rezoning request would rezone approximately 2.63 +/- acres from Agriculture (A) District to Community Facility (CFD) District as shown in the Concept Plan. Two separate Planned Unit Developments (PUD) within the City of Minneola are near the subject property, potentially benefiting the surrounding PUDs.

The proposed place of worship may provide the neighboring properties established with residential uses an additional community facility use that may benefit the neighboring residents.

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

No immediately surrounding properties have been rezoned within the last five (5) years, nor has the subject property been rezoned. Two nearby PUDs have been established to the south, and to the east, within the City of Minneola's jurisdiction

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 subject parcel is located within the South Lake Interlocal Service Boundary Agreement Area; the City of Minneola provided documentation indicating that the "*Potable water and central sewer is not available for the subject parcel*" (Attachment "H"). As utilities are not available to site, the septic tank system and well shall be consistent with the Florida Department of Health/Florida Department of Environmental Protection regulations, as amended.

Schools

No adverse impacts are anticipated to levels of service (Attachment "I").

Parks

No adverse impacts are anticipated on parks (Attachment "J").

Solid Waste

The Office of Solid Waste has no objections to the request. If approved, the owner(s) will be responsible for arranging waste collection services through a County-authorized commercial hauler (Attachment "K")

Public Safety

Lake County Fire Station #85 is located less than five (5) miles from the subject property at 17105 Porter Street in Montverde. Fire protection water supply and emergency access will be addressed during the site plan review process, should the conditional use permit be approved by the Board.

Transportation Concurrency

The standard Level of Service (LOS) for the impacted roadway of "D" with capacity of 752 trips in the peak direction. Currently the impacted segment from Turnpike Road/CR 561 to Scrub Jay Lane is operating at nineteen percent (19%). This project will be generating approximately four (4) PM peak hour trips, in which two (2) trips will impact the peak hour direction. The impacted roadway CR 561A will be operating at a LOS of "C". Application approved as project is de minimis (Attachment "L"). A traffic exemption form will be

required.

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 site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permit 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 the LDR.

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

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

The Applicant provided the following statement as part of their justification statement: *“The rezoning will not cause a materially adverse effect on the surrounding environment and the proposed redevelopment will cohesively mesh within the surrounding properties.”*

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

The subject parcel is surrounded by large tracts of lands developed with residential and agricultural and the proposed place of worship will provide the surrounding community with an additional community facility use that may benefit the neighboring residents.

To ensure that the proposed rezoning does not disrupt the existing orderly, logical development pattern in the area an Environmental Assessment (EA), and noise study will be required at the time of development application review.

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

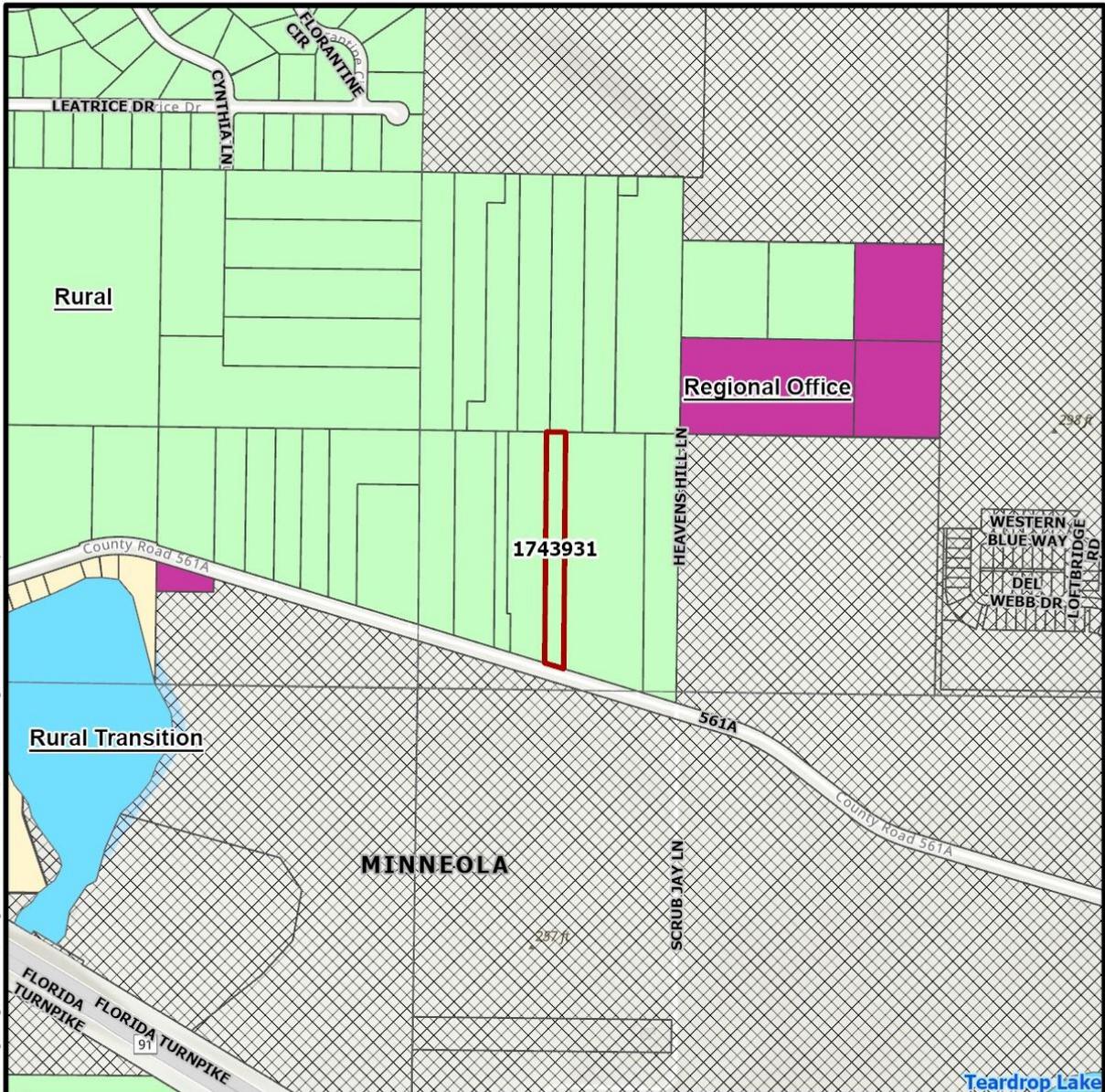
The request is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

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

N/A

Attachment "A" – Future Land Use Map

CURRENT FUTURE LAND USE

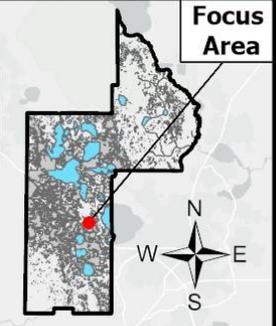


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3/21/2024

Future Land Use

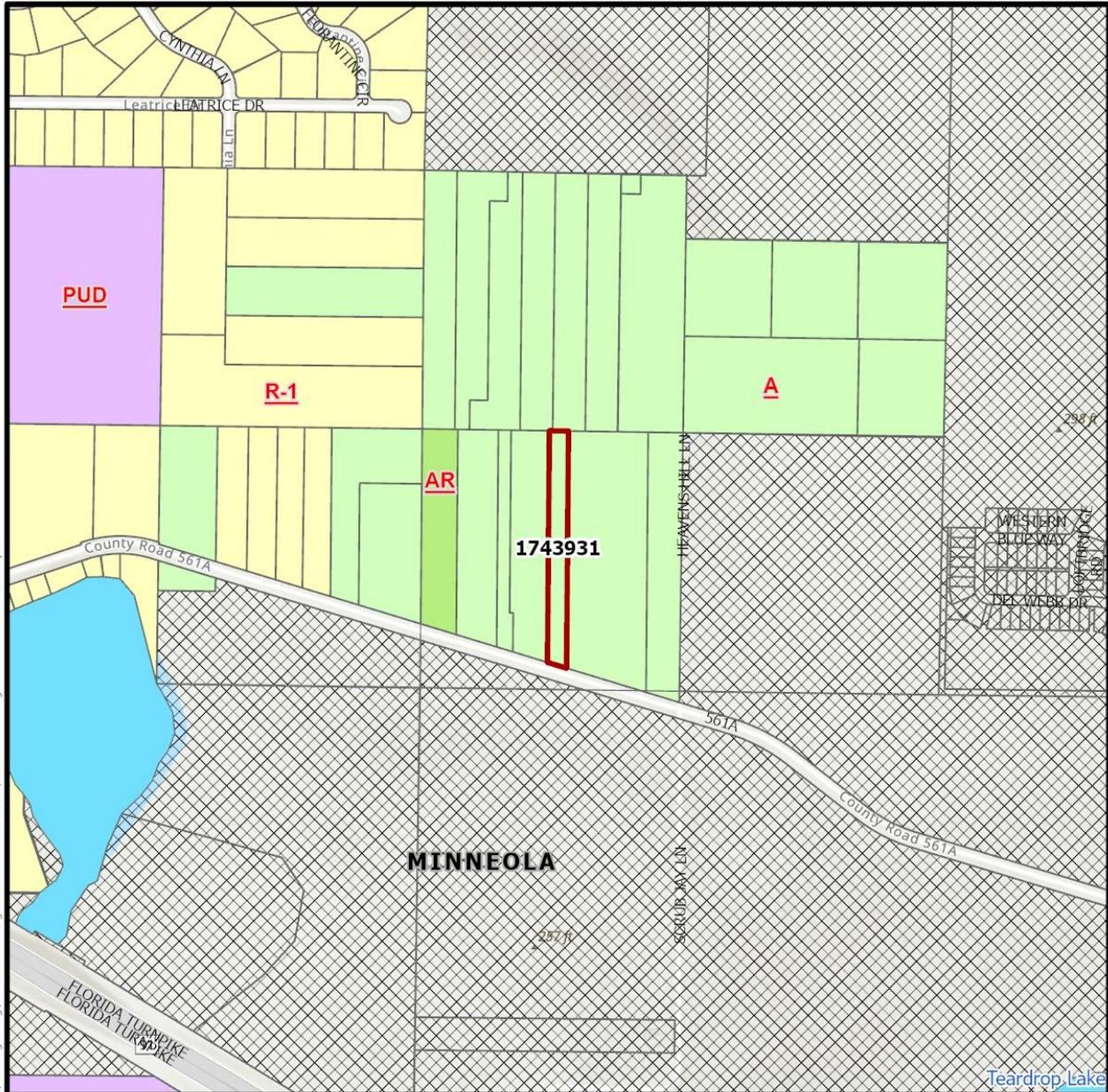
- Regional Office
- Rural Transition
- Rural

NAME: IGLESIA CRISTIANA PENTECOSTAL **DISTRICT:** 2
CASE NUMBER: RZ-PZ2023-262
LOCATION (S-T-R): 29-21-26
REQUEST: FROM AGRICULTURE (A) TO COMMUNITY FACILITY DISTRICT (CFD)



Attachment "B" – Zoning District Map

CURRENT ZONING

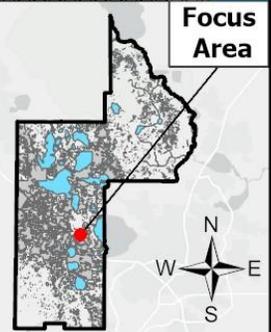


Zoning Legend

- A
- AR
- R-1
- PUD

NAME: IGLESIA CRISTIANA PENTECOSTAL
CASE NUMBER: RZ-PZ2023-262
LOCATION (S-T-R): 29-21-26
REQUEST: FROM AGRICULTURE (A) TO COMMUNITY FACILITY DISTRICT (CFD)

DISTRICT: 2

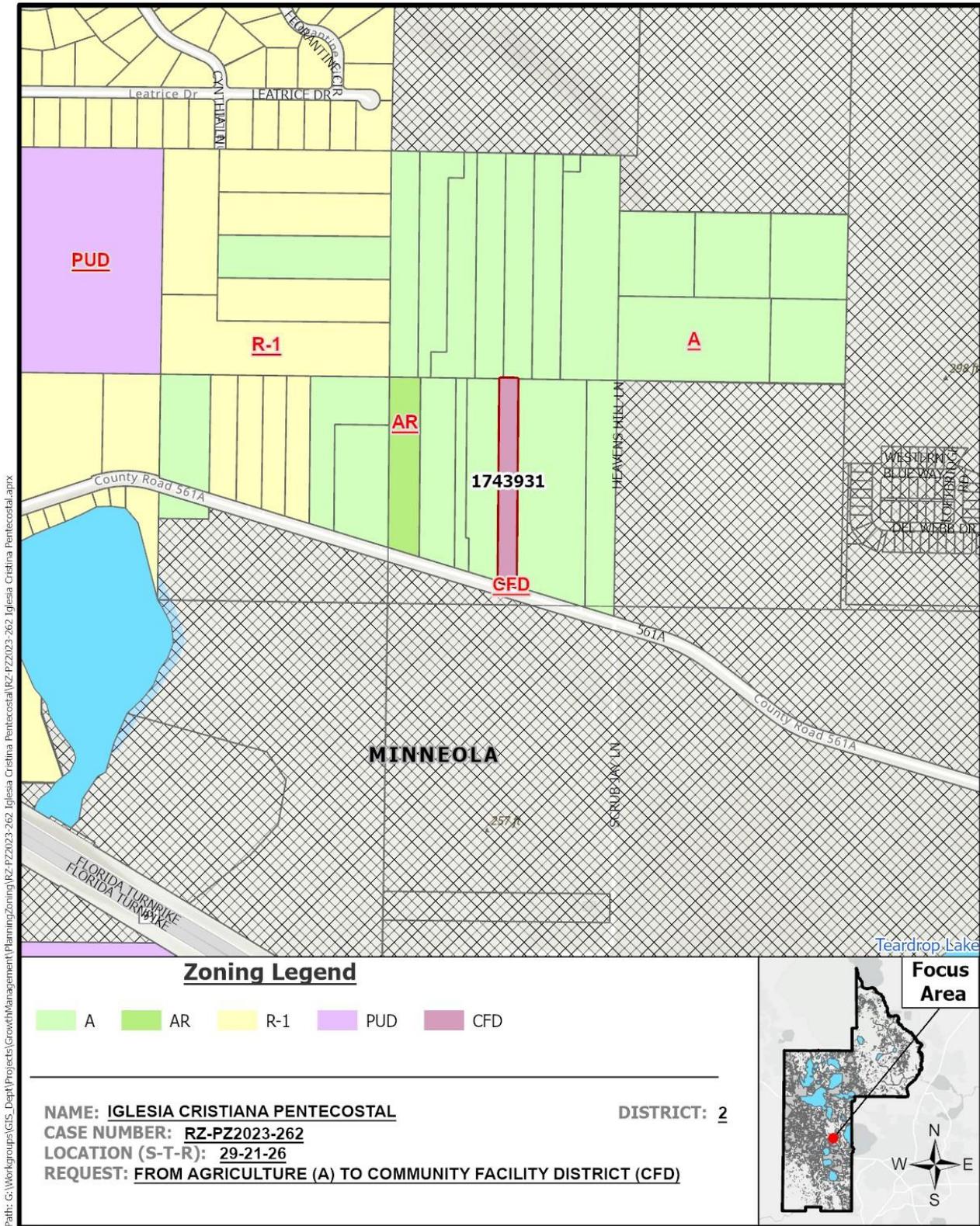


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3/21/2024

Attachment "C" – Proposed Zoning District Map

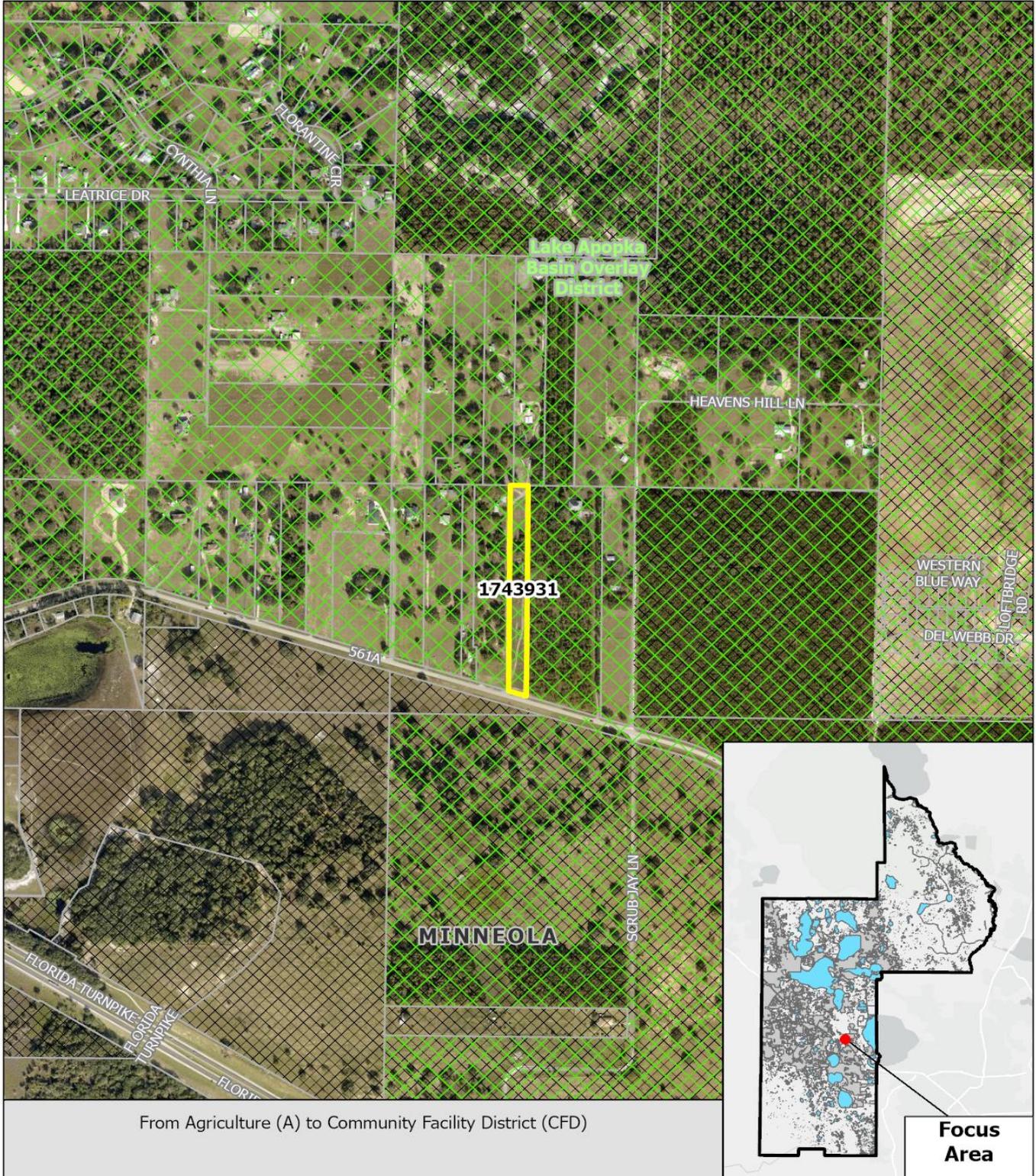
PROPOSED ZONING



Attachment "D" – Overlay District Map

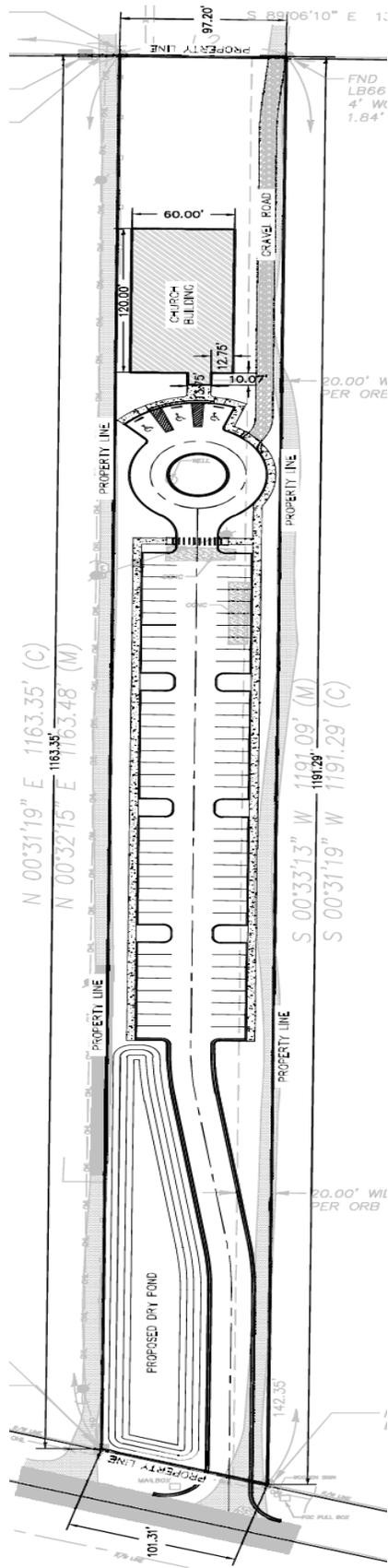


RZ-PZ2023-262
Iglesia Cristiana Pentecostal



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Attachment "E" – Concept Plan (1 of 2)



Attachment “E” – Concept Plan (2 of 2)

SITE DATA

1. LAND USE = RURAL
 2. EXISTING ZONING = A
 3. PROPOSED ZONING = CFD
3. SITE DEVELOPMENT STANDARDS:
PARCEL AREA = 2.63 ACRES

PROPOSED IMPROVEMENTS:

PAVEMENT/SIDEWALKS	=	1.10 ACRES (41.83%)
BUILDING AREA	=	0.17 ACRES (6.46%)
TOTAL IMPERVIOUS	=	1.27 ACRES (48.29%)
TOTAL PERVIOUS	=	4.39 ACRES (51.71%)

6. PARKING CALCULATIONS

REQUIRED PARKING			
UNIT TYPE	No.	REQUIRED SPACES/UNIT	REQUIRED TOTAL
SEATS	150	0.33	50
TOTAL	295		50

PROVIDED PARKING		
TYPE	No.	PERCENTAGE
SURFACE (STANDARD)	72	96.00%
SURFACE (HANDICAP)	3	4.00%
TOTAL	75	100.00%

HANDICAP PARKING

REQUIRED: 3 SPACES (51-75 PROVIDED SPACES)
PROVIDED: 3 SPACES

Attachment “F” – City of Minneola ISBA (1 of 4)

Holt, Sharyn

From: Thomas Grimms <tgrimms@Minneola.US>
Sent: Monday, August 25, 2025 9:58 AM
To: Holt, Sharyn
Cc: Heffington, Joyce
Subject: Review of proposed Iglesia Cristiana Pentecostal application
Attachments: Iglesia Christiana Pentecostal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello Shari,

Please find as attachment the City of Minneola Planning Department’s review of the proposed rezoning of property at 13131 CC 561A from A – Agriculture District to CFD – Community Facilities District.

The Planning Department has no objection to the proposed rezoning.

Have a great day!



Thomas Grimms, AICP
City of Minneola | Senior Planner
Central Florida's High Point
800 North U.S. Highway 27 | Minneola, FL 34715
P.O. Box 678 | Minneola, FL 34755 | E: tgrimms@minneola.us
T: 352.394.3598 x175 | W: www.minneola.us

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Attachment “F” – City of Minneola ISBA (2 of 4)

IGLESIA CRISTIANA PENTECOSTAL

13131 County Road 561A, located in unincorporated Lake County

CURRENT CONDITIONS/SITUATION:

- Property is largely vacant; possible carport exists partially hidden by the few trees on the lot.
- Property addressed as 13131 CR 561A is largely devoid of trees.
- Property is approximately 1,181 feet depth with approx. frontage of 100 feet.
- Property is located within the Minneola Interlocal Service Boundary Agreement Area (ISBA)
- Property is located within the Minneola – Lake County Joint Planning Area (JPA)
- Property is located within the Minneola ch180 Utility District
- Property is County zoned A – Agriculture District
- City of Minneola city limit boundary is along the south side of CR 561A opposite of subject property.
- City zoned “PUD Planned Unit Development” on south side of CR 561A and in near proximity to the east.
- A proposed development “Minneola Ridge” is to be located on the south side of CR 561A with approximately 700+ residential units, served by municipal services, and fronting along CR 561A for approximately 5,750 feet.
- City Future Land Use Map “Mixed Use Development” (Hills of Minneola) covers the south side of CR 561A and in near proximity to the east

PROPOSAL TO COUNTY:

- Applicant wants to build a 7,800 sq. ft. structure for a church.
- Most of the trees (long-needle pine) will remain

OBSERVATIONS:

- The County is choosing to rezone a single property rather than a larger area, apparently based on Sec. 3.00.02 Y which states “It is further the intent, to establish

Attachment “F” – City of Minneola ISBA (3 of 4)

CFD districts individually under site plans and conditions necessary to promote general welfare and to secure economic and coordinated Land Use.”

- For comparison purposes with the county regulations, the City of Minneola in its P – “Public Facilities / Institutional” District in Sec. 102-312 Permitted Uses, does allow houses of worship.
- As this whole area is within the Lake County – City of Minneola JPA, the City’s ISBA and the City’s ch 180 Utility District, this property along with the other unincorporated land of Lake County is earmarked for eventual annexation into the City, per the intent of Chapter 171, Part I and Chapter 171, Part II Florida Statutes as envisioned in the Interlocal Service Boundary Agreement and Joint Planning Area. Hence, the City would have an interest in what and how developments occur ahead of future annexation.
- As a result, the City Planning Dept. staff would favor the property addressed as 13131 CR 561A adhere as closely as possible/practical to the City’s Public Facilities/Institutional District requirements. They are:

Sec. 102-314 Design standards in the P district shall be as follows:

- (1) There are no minimum living area requirements.
- (2) The minimum lot size shall be determined by the city council based upon the use.
- (3) The minimum lot width shall be determined by the city council based upon the use.
- (4) There are no minimum lot depth requirements.
- (5) The maximum floor area ratio is 0.80.
- (6) There are no minimum street frontage requirements.
- (7) The minimum cul-de-sac frontage shall be 25 feet.
- (8) The maximum impervious surface area, which includes building coverage, shall not exceed 60 percent.
- (9) There are no minimum open space requirements.
- (10) The maximum building height is 45 feet.
- (11) The minimum setback requirements shall be determined by the city council based upon the use.

Attachment “F” – City of Minneola ISBA (4 of 4)

(12) The city shall require new public facilities to install landscaping, visually obstructive fencing or manmade berms, or other appropriate screening techniques to obstruct the view of the public facilities site from either single-family low density or medium density residential development if the proposed use is within 50 feet of low or medium density single-family residential development.

- The City is providing sewer and water service to the proposed Minneola Ridge residential development on the south side of CR 561A. The city would be capable of providing sewer and water to the property at address 13131 possibly within 5 years according to the City’s Public Works Department.
- As there will be no expansion of the building
- As there will be no visual change from the road
- As there will be hardly any negative environmental impact
- As there will be no significant impact on existing available facilities, infrastructure; there will be little traffic generation during the week and on the weekend.
- The proposed County rezoning from A – “Agricultural” to CFD – “Community Facility District” should not have any negative effect on what is expected to be developed on the property located at 13131 County Road 561A, and in the immediate adjacent unincorporated portions of Lake County.

RECOMMENDATION:

Therefore, the City of Minneola Planning Department has no objections to Lake County rezoning the subject property for the intended use.

Attachment “G” – Project Narrative (1 of 2)

Iglesia Cristiana Pentecostal – Project Narrative

This request is to rezone approximately **±2.63 acres** of property from **Agriculture (A)** to **Community Facility District (CFD)** for the operation of a non-profit church, legally recognized and established solely for the purpose of worship.

The proposed rezoning does not conflict with any applicable provisions of the Land Development Code and aligns with the intent of the Comprehensive Plan. The underlying **Future Land Use designation of “Rural”** allows for the inclusion of CFD zoning. This rezoning is not expected to have a materially adverse effect on the surrounding environment, and the proposed development is designed to integrate cohesively with adjacent properties.

The site will be developed with a **new single-story house of worship** and an **adjacent parking lot**. The property will have private access, which will also serve the adjacent rear parcel through an existing easement. There are no existing connections to public facilities onsite. An existing well and septic drain field are situated on the property, and both utilities will be relocated to an area of easier access to serve the development.

The proposed church is intended primarily for weekly worship services. Sunday school will be offered in classrooms connected to the church building. The weekly worship schedule is as follows: Tuesdays 7:00 pm to 9:30 pm; Thursdays 7:00 pm to 9:30 pm; and Sunday 10:00 am to 1:00 pm. Special events will take place on Fridays or Saturdays but will not occur every week. While the site may experience increased traffic during service times, daily traffic volumes are expected to remain low, resulting in **minimal impact on local public facilities and services**.

The proposed development is expected to have minimal environmental impact. The majority of the site’s natural vegetation and existing trees will be preserved, with only a limited number of trees removed as indicated in the site plan. There are no jurisdictional wetlands or protected species present on the property. Stormwater runoff will be managed entirely on-site through the use of a dry retention pond, designed in accordance with applicable regulations to ensure proper drainage and environmental protection.

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

Please find below our responses to the items outlined in your letter dated August 20, 2025. Our responses are in red, and the required documents are attached.

COMMENTS

Office of Planning and Zoning

1. Please provide a complete list of services. Confirm if you are proposing a caretaker’s residence, daycare, or school (other than Sunday school) for incorporation into the ordinance.
No other services are provided besides Sunday school and worship services.
2. Please indicate if classrooms or portables will be used for Bible Study / Sabbath school services or regular school. Please be advised that Sunday School is an accessory use to a place of workshop use and will be listed in the ordinance unless otherwise specified.
Classrooms will be used for Sunday school.
3. Please indicate if you are proposing any spiritual retreats that will require dormitories for incorporation into the ordinance. Update the concept plan accordingly.
No spiritual retreats proposed.
4. Please provide a revised Project Narrative that includes specific days of the week and times for worship services and ancillary uses (Example: Monday – Friday from 8:00am – 12:00pm).

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July 30, 2025
Rezoning Application
Project No. PZ2023-262
2 | Page

Revised Project Narrative has been provided with the service times.

Attachment “H” – Utility Availability Letter



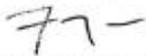
City of Minneola
Public Works Department
"Central Florida's High Point"

Date: July 28, 2025

Subject: Water and Sewer Availability

This letter is to inform you that the City of Minneola **does not have potable water or sanitary sewer available** to the property located at 13131 CR 561A, Clermont. Should you have any question please don't hesitate to call 352-394-3598 ext. 301 or email fmiller@minneola.us thank you for your consideration with this matter.

Regards,



Fred Miller,
Project Manager

Attachment “I” – Lake County Schools

From Lavalley, Helen C <LavalleyH@lake.k12.fl.us>
Date Mon 1/12/2026 4:11 PM
To DeVogel, Corey <corey.devogel@lakecountyfl.gov>

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.

Hey Corey,
No worries!

The school district does not have any comments for the place of worship rezoning.

Thanks,
Helen LaValley
Growth Planning Dept.
352-253-6694



Attachment “J” – Parks

From: [Isaac, Melving](#)
To: [Holt, Sharyn](#)
Subject: RE: REVIEW REQUEST: Iglesia Cristiana Pentecostal Property / PZ2023-262 / AR 5235
Date: Wednesday, December 6, 2023 9:36:39 AM

Good Morning Shari,

Parks have no comments regarding this Rezoning application.

Attachment “K” – Solid Waste

We’ve updated since then to ensure that any projects that do not fall under residential collection are aware that they need to use a County-authorized commercial hauler for collection services.

The Office of Solid Waste has no objections to the request. If approved, the owner(s) will be responsible for arranging waste collection services through a County-authorized commercial hauler.

Hope this helps. If you need anything else, just let me know.

Thank you,
Tony



Tony Ellis
Financial Coordinator

OFFICE OF SOLID WASTE

A 13130 County Landfill Road, Tavares, FL 32778

P 352-253-1673 | **F** 352-253-1690

E tony.ellis@lakecountyfl.gov | **W** www.lakecountyfl.gov

NOTE: Florida has a very broad public records law.

Your email communications may be subject to public disclosure.

Attachment “L” – Transportation

RE: Transportation comment for Iglesia Cristiana Pentecostal Rezoning | AK 1743931 | PZ2023-262 | AR 5235

From Lewis, Sharon E <sharon.lewis@lakecountyfl.gov>

Date Wed 2/18/2026 10:57 AM

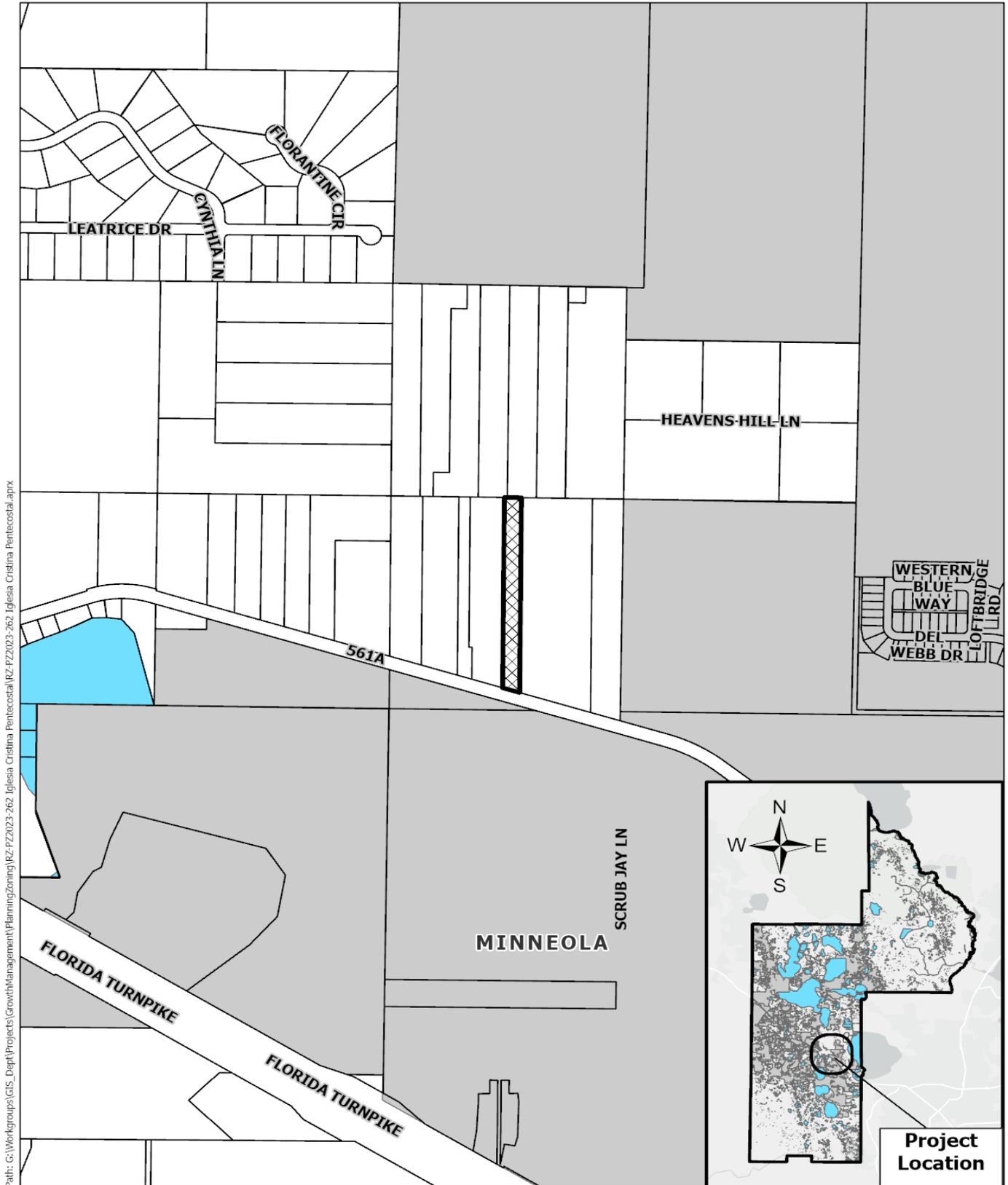
To DeVogel, Corey <corey.devogel@lakecountyfl.gov>

Cc Earhart, Jeffrey <jeff.earhart@lakecountyfl.gov>

This should clarify it. We are talking about CR 561A the impacted Roadway. I made the changes in the verbiage

The standard Level of Service (LOS) for the impacted roadway of CR 561A is “D” with capacity of 752 trips in the peak direction. Currently the impacted segment from Turnpike Rd/CR 561 to Scrub Jay Lane is operating at nineteen percent (19%). This project will be generating approximately four (4) pm peak hour trips, in which two (2) trips will impact the peak hour direction. The impacted Roadway CR 561A will be operating at a LOS of “C”

Map of Subject Property



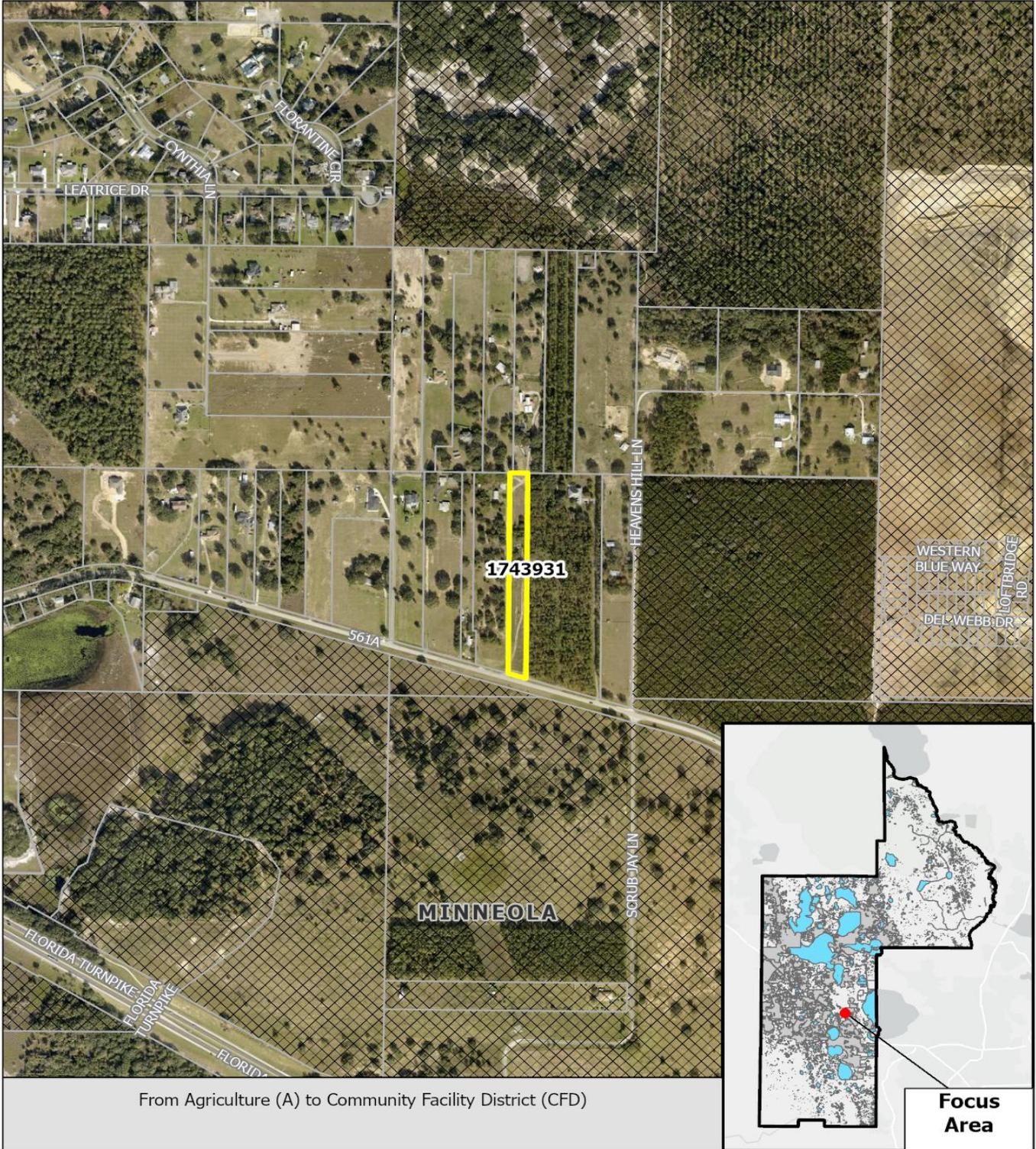
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3/21/2024

Aerial Map of Subject Property



RZ-PZ2023-262
Iglesia Cristiana Pentecostal



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3/21/2024

1 3. Accessory Use directly associated with the above uses may be approved by
2 the County Manager or designee.

3 4. Any other use of the site not specified above shall require approval of an
4 amendment to this Ordinance by the Board of County Commissioners

5 **B. Open Space, Impervious Surface Ratio, Floor Area Ratio and Building**
6 **Height.** Open Space, Impervious Surface Ratio, Floor Area Ratio, and Building
7 Height shall be in accordance with the Comprehensive Plan and LDR, as
8 amended.

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

Development Type	Front	Side	Rear
Place of Worship	50-feet	10-feet	10-feet
Accessory Structures	50-feet	10-feet	10-feet

10 **D. Landscaping, Buffering, and Screening.**

11 1. Drought tolerant, native trees, and drought tolerant, native vegetation shall
12 be utilized for all street trees, landscape buffers, and stormwater
13 retention/detention areas.

14 2. Perimeter buffers shall consist of canopy and understory trees and plants
15 utilizing 100% Florida native plant materials from the IFAS list.
16 Exotic/invasive species shall be removed. Existing vegetation located along
17 the perimeter of the PUD may be used to count towards the minimum
18 perimeter landscaping requirement.

19 3. Best Management Practices for native landscaping and “right plant-right
20 place” landscaping techniques shall be utilized in the design and installation
21 of invasive exotic plant species in all landscape plantings is prohibited.

22 4. Smart Irrigation Best Management Practices shall be utilized for all
23 landscape irrigation and shall incorporate soil moisture and rain sensors into
24 the irrigation design.

25 5. Landscaping, buffering and screening shall be in accordance with the
26 Comprehensive Plan and LDR, as amended.

27 6. Removal of Heritage Trees is prohibited unless it poses a danger to persons or
28 property. The development must be designed around existing Heritage Trees
29 unless a waiver has been granted by the Board of County Commissioners as
30 part of a conditional zoning or amendment thereto, or a variance has been
31 granted by the Board of Adjustment, or its successor.

1 **E. Environmental Requirements.**

- 2 1. An environmental assessment dated within six (6) months of the
3 development application submittal date will be required to demonstrate the
4 presence of vegetation, soils, threatened and endangered species that may
5 exist on the site.
- 6 2. Open space shall be in accordance with the Comprehensive Pan and LDR,
7 as amended.

8 **F. Lake Apopka Basin Overlay District Standards.** Future site design shall be
9 consistent with the development design standards for the Lake Apopka Basin
10 Overlay District, in accordance with Objective I-6.3 of the Comprehensive Plan, as
11 amended, and with LDR 6.15.00, as amended. Lake County shall have the right,
12 but not the obligation, to enforce such provisions.

13 **G. Noise.** A noise study shall be required at the time of site plan submittal and
14 Owner shall be required to undertake any necessary remediation measures
15 identified in the noise study. No amplified sound is permitted outside of a fully
16 enclosed structure after 10:00 p.m. All amplified sound during an event, whether
17 indoor or outdoor, must comply with the following:

- 18 1. A violation of this section occurs when amplified sound is plainly audible at
19 a distance of twenty-five (25) feet or more from the property line. Violations
20 of this section constitute a violation of the Conditional Use Permit and may
21 be enforced through any legally available means, including the issuance of
22 civil citations, notices of violation to appear before the Code Enforcement
23 Special Master, or proceedings to revoke this Conditional Use Permit. The
24 method of enforcement is at the sole discretion of the County.
- 25 2. *Amplified Sound* shall mean sound and sound volume that is increased by
26 any electric, electronic, mechanical, or motor-powered means, to include
27 sound that is produced by a radio, tape player, compact disc player, portable
28 music or video player, cellular telephone, tablet computer, laptop computer,
29 stereo, television, musical instrument, speaker, or other mechanical or
30 electronic sound-making device, instrument, or other machine or device,
31 used for the production, reproduction, or emission of sound which disturbs
32 the peace, quiet, and comfort of other residents.
- 33 3. *Plainly Audible* means any electronically amplified sound that can be clearly
34 heard by an officer using his normal hearing faculties not enhanced by any
35 device. Where distance measurements are required by this section to
36 determine whether sound is plainly audible, measurements shall be taken in
37 accordance with the following requirements:
- 38 a.) A law enforcement or code enforcement officer must have a direct line
39 of site to the location of the noise (i.e., the event venue, barn, or the speaker),
40 so that the officer can readily identify the distance involved.

1 b.) The law enforcement or code enforcement officer need not determine the
2 particular words or phrases being produced or the name of any song or artist
3 producing the sound. The detection of a rhythmic bass reverberating type sound
4 is sufficient to constitute a plainly audible sound.

5 **H. Transportation and Access Management.**

- 6 1. All Access management shall be in accordance with the Comprehensive
7 Plan and Land Development regulations, as amended.
8 2. Additional Right-of-way dedication may be required for CR 561A.

9 **I. Future Road Maintenance.** Future road maintenance will be funded using a
10 municipal service taxing unit (MSTU), or municipal service benefit unit
11 (MSBU) as authorized under Section 125.01(1)(q), Florida Statutes. Before or
12 concurrent with any final plat or site plan approval, the Owner shall provide any
13 documentation required by the County to impose an MSTU or MSBU, at the
14 County's discretion, on the platted or commercial lots. Additionally, the Owner
15 acknowledges and agrees that the MSTU or MSBU shall be collected as a non-
16 ad valorem assessment using the uniform method of collection set forth under
17 Section 197.3632, Florida Statutes.

18 **J. Stormwater Management.**

- 19 1. The Stormwater management system shall be designed in accordance with
20 all applicable Lake County and St. Johns River Water Management District
21 (SJRWMD) requirements, as amended.
22 2. The Developer will be responsible for any flood studies required for
23 developing the site and to comply with Federal Emergency Management
24 Agency (FEMA) regulations, Comprehensive Plan, and LDR. Any
25 development within the floodplain as identified on the FEMA maps will
26 require compensating storage.

27 **K. Parking Requirements.** Parking must be provided in accordance with the LDR,
28 as amended.

29 **L. Utilities.** As utilities are not available to site, the septic tank system and well
30 shall be consistent with the Florida Department of Health and Florida
31 Department of Environmental regulations, as amended.

32 **M. Annexation.** Owner agrees not to enter into any covenant with a municipality
33 to annex which alters the prerequisites of a voluntary annexation under Section
34 171.044, Florida Statutes.

35 **N. Lighting.** All development will adhere to the dark-sky principles set forth in
36 Section 3.09.00, LDR, as amended. .

37 **O. Signage.** All signage shall be accordance with the LDR, as amended.

38 **P. Concurrency Management Requirements.** Any development must comply
39 with the Lake County Concurrency Management System, as amended.

1 **Q. Commercial Design.** The design of future building structures shall be in
2 accordance with LDR 9.10.02, as amended.

3 **R. Fire Protection.** Fire Protection shall be in accordance with all applicable
4 federal, state, and local codes and/or regulations, as amended.

5 **S. Development Review and Approval.** Prior to the issuance of permits, the
6 Owner shall be required to submit a development application for any future
7 expansion generally consistent with Exhibit “B” - Conceptual Plan, attached,
8 for review and approval in accordance with the Comprehensive Plan and LDR,
9 as amended.

10 **T. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The
11 specific references in this Ordinance to the Florida Statutes, Florida
12 Administrative Code, Lake County Comprehensive Plan, and Lake County
13 LDR shall include any future amendments to the Statutes, Code, Plans, and/or
14 Regulations.

15 **Section 2. Conditions:**

16 **A.** After establishment of the facilities as provided in this Ordinance, the
17 property identified in this Ordinance may only be used for the purposes
18 identified in this Ordinance. Any other proposed use must be specifically
19 authorized by the Board of County Commissioners.

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

26 **C.** This Ordinance will ensure the benefit of and will constitute a covenant
27 running with the land and the terms, conditions, and provisions of this
28 Ordinance, and will be binding upon the present Owner and any successor
29 and will be subject to each condition in this Ordinance.

30 **D.** The transfer of ownership or lease of any or all the property described in this
31 Ordinance must include in the transfer or lease agreement a provision that
32 the purchaser or lessee is made good and aware of the conditions established
33 by this Ordinance and agrees to be bound by these conditions. The purchaser
34 or lessee may request a change from the existing plans and conditions by
35 following procedures contained in the LDR, as amended

36 **E.** The Lake County Code Enforcement Special Master will have authority to
37 enforce the terms and conditions set forth in this ordinance and to
38 recommend that the ordinance be revoked.

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

Section 4. No Estoppel. Approval of this ordinance cannot be relied upon to assert a claim of estoppel against the County if the property identified herein cannot be developed due to the inability to meet other requirements under the applicable Land Development Regulations. The Owner is solely responsible for performing any necessary due diligence to ensure the property will appropriately support future development.

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

Section 6. Effective Date. This Ordinance shall become effective upon recordation in the public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

ENACTED this _____ day of _____, 2026.

FILED with the Secretary of State _____, 2026.

EFFECTIVE _____, 2026.

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

LESLIE CAMPIONE, CHAIRMAN

ATTEST:

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

APPROVED AS TO FORM AND LEGALITY:

MELANIE MARSH, COUNTY ATTORNEY

1

EXHIBIT "A" – LEGAL DESCRIPTION

THAT PART OF THE EAST 97.2 FEET OF THE WEST 743.4 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF STATE ROAD NO. S-561-A. TOGETHER WITH 1987 BARR VIN#LFLBA2AG353309796 & VIN#LFLBA2BG353309796.

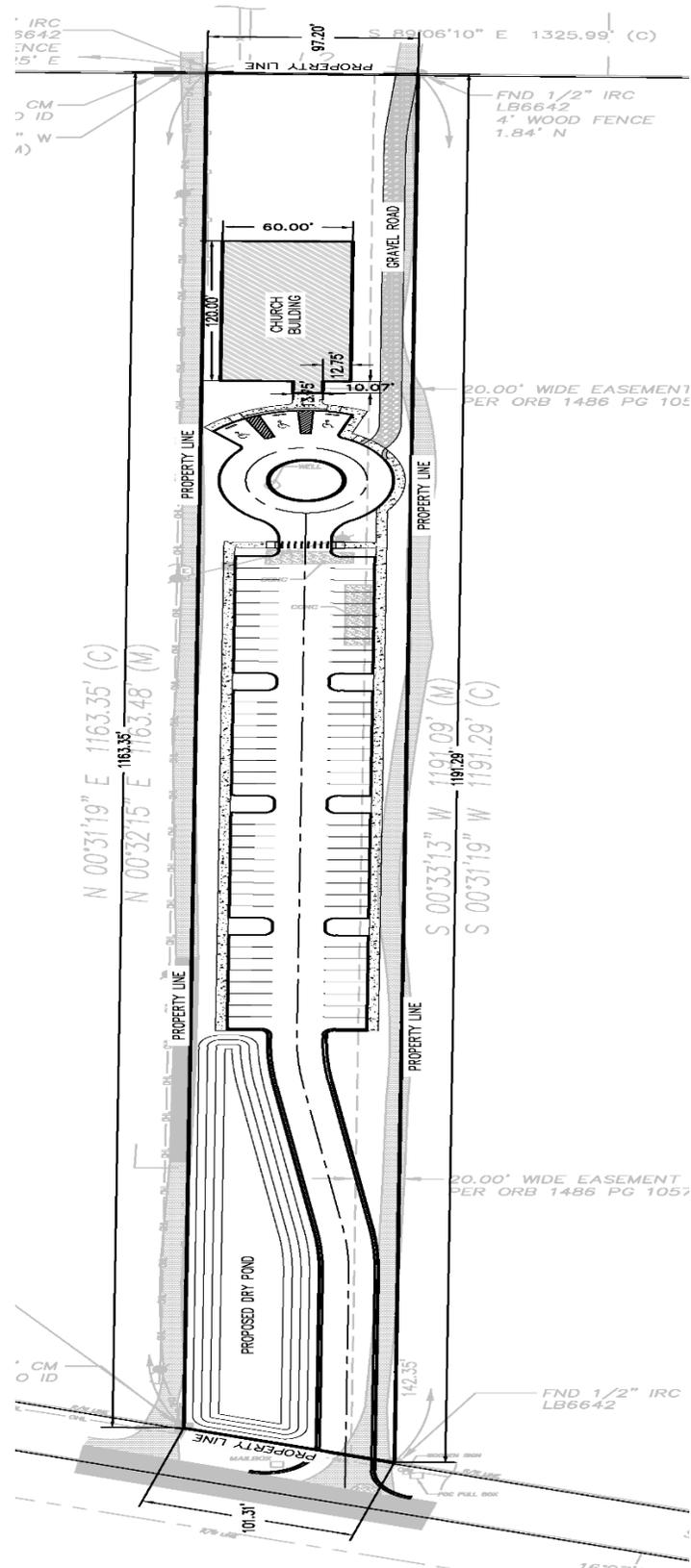
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EXHIBIT "B" – CONCEPTUAL PLAN



2