



November 7, 2023

Lake County – Office of Planning and Zoning
c/o Melving Isaac, P.E.
P.O. Box 7800
315 W. Main St, Suite 510
Tavares, FL 32778

Re: Comprehensive Plan Amendment Application - Mount Dora North PUD (FLU-22-15-4)
Project No. 2022120016, Application Request No. 5115
Alternate Key Nos.: 1124239, 2755547, 2760061, 3769473, 1102171, 2896973, 1124191, 1446287
1784239, and 2568542

Dear Mr. Isaac:

Enclosed please find responses in **bold** to Staff's comments dated July 21, 2023. Please note that an additional 10.8+/- acre parcel (Alt Key: 2568542) has been included in the project boundary. All supplemental application material has been revised to include the additional parcel. Further, a market study prepared by GAI Consultants has been included in this resubmittal and demonstrates the demand for the proposed project's densities, intensities and mix of uses to meet the long-term growth projections of Lake County and the Central Florida region.

Office of Planning & Zoning:

1. Parcel AK #2755342 was included in the attached Agent Authorization Forms and in the Preliminary Geotechnical Investigation, however, was not listed in the Comprehensive Plan Amendment Application. In addition, parcels with AK #'s 1124239, 1446287 and 1784239 are not listed in the Preliminary Geotechnical Investigation. If the Parcel AK #2755342 is being added to the proposed development, then revise overall property acreage and Conceptual Master Plan. Please clarify and revise as necessary.

RESPONSE: Parcel #2755342 has been removed from the revised Geotechnical Report and Affidavits. Reference to this parcel has been removed from all application materials (including the PUD Concept Plan in the companion rezone petition).

2. The overall property is 246.8 +/- acres, however, the submitted Preliminary Geotechnical Investigation covered only 216 +/- acres of the property. Please provide an updated Geotechnical Report for the overall property (246.8 +/- acres).

RESPONSE: Please refer to the revised Geotechnical Report. This report has been revised to include applicable parcels and now equates to 260+/- acres due to the additional parcel added to the project boundary.

3. Comprehensive Plan Policy I-3.4.1 Wekiva Study Area - Surveys and Studies (subsection #2) requires a site specific hydrogeologic report to determine the hydrogeologic character of the site and to identify all surface and sub-surface features that could be potential pathways for contamination to enter the Floridan Aquifer. At a minimum, this report shall address wastewater disposal, recharge, water supply and potential locations of stormwater management facilities.

RESPONSE: Please refer to the revised Geotechnical Report that includes the above data.

Informational Comments

1. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights of way, parking lots, impervious surfaces, and active recreation areas. (Comprehensive Plan Policy I-3.1.1)1.

RESPONSE: Please refer to the revised PUD Conceptual Site Plan submitted with the companion rezone petition. The open space calculation and footnotes on Sheet 4 have been revised per the above comment in compliance with the referenced Comprehensive Plan policy.

As discussed in the meeting with Staff on August 17, 2023, through the Comprehensive Plan Amendment and rezoning to "PUD", the Applicant is able to specify their minimum required open space and ISR, as shown on the enclosed PUD Conceptual Site Plan.

2. The minimum required quantity of open space within a development site shall be calculated over the net buildable area of a parcel, which is defined as the total area of a parcel less wetlands and water bodies. (Comprehensive Plan Policy I-3.1.1)

RESPONSE: Please refer to the revised PUD Conceptual Site Plan submitted with the companion rezone petition. The open space calculation and footnotes on Sheet 4 have been revised per the above comment in compliance with the referenced Comprehensive Plan policy.

3. At least 50% of required open space shall be configured in a single contiguous tract. (Comprehensive Plan Policy I-3.4.2 subsection 5)

RESPONSE: Please refer to the revised PUD Conceptual Site Plan submitted with the companion rezone petition. The open space calculation and footnotes on Sheet 4 have been revised per the above comment in compliance with the referenced Comprehensive Plan policy. Additionally, the preservation/open space area noted in green comprises 46.4 acres and is greater than 50% of the open space requirement provided in a contiguous tract.

4. Nonresidential development - All parking lots with 100 or more spaces shall be designed with a minimum of 20% of the parking spaces as pervious area. (Comprehensive Plan Policy I-3.4.9 subsection 2)

RESPONSE: So noted.

5. Comprehensive Plan Policy III-3.3.5.2: For new development within the Wekiva Study Area, a site analysis shall be performed during the development review process to identify sensitive natural habitats. If any such habitat is determined to exist on site, proposed development shall be required to avoid and protect such areas. Policy III-3.3.5.3: A management plan is required for any sensitive natural habitat occupying more than 2 acres.

RESPONSE: So noted. On-site wetlands will be preserved in accordance with state and federal permitting requirements.

Thank you in advance for your consideration of the above information. Please contact me directly at acrespo@rviplanning.com or (239) 850-8525 if you have any questions or require additional information.

Sincerely,



Alexis Crespo, AICP
Vice President of Planning

CC: Matt Young, P.E. & Matt Cuarta, Richland Communities
Tara Tedrow, Esq., Lowndes