



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: Application for a PUD Rezone – Mount Dora North PUD
Project No. 2022120016, Application Request No. 5173
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. Rezoning Application, page #1, item #8 indicates existing zoning R-2 and A, however, Applicant's Affidavit includes rezoning from R-1 which is probably Parcel AK #2755342. Please clarify and revise as necessary.

RESPONSE: The project does not include Parcel AK #2755342. Any materials that did contain parcel numbers have been corrected to exclude Parcel #2755342 (Geotechnical Report and PUD Conceptual Master Plan). Parcel AK# 1124191 is currently zoned R-1. All documents have been revised to reflect the four existing zoning categories on each of the ten parcels.

2. Parcel AK #2755342 was included in the attached Agent Authorization Forms and in the Preliminary Geotechnical Investigation, however, was not listed in the Rezoning 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, Conceptual Master Plan, Project Narrative and any other affected document included with this application. Please clarify and revise as necessary.

RESPONSE: The revised Preliminary Geotechnical Investigation removes all references to parcel numbers. Additionally, the overall property acreage has been revised to reflect to 260+/- acres due to the additional parcel added to the project. The Agent Authorization forms have been revised.

3. 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 see response above and refer to the revised Geotechnical Report.

4. Project Narrative, Section A: Please provide the code section supporting the referred density of 18 du/acre under medium density residential or revise as necessary.

RESPONSE: Through the PUD process the Applicant can propose site-specific uses and densities. The term "medium density residential" in the narrative and shown on the PUD Conceptual Master Plan

references the general type of land uses and density within specified areas of the Mount Dora North PUD boundary and is not intending to reference the County's adopted future land use category of "Medium Density", which is understood to cap density at a maximum of 7 du/acre.

For clarity of purposes, all references to "Medium Density Residential" have been modified to "Moderate Density Residential" on the PUD Concept Plan and in the narratives.

5. Conceptual Master Plan cover sheet indicates proposed densities of 4 du/ac, 12 du/ac and 18 du/ac, however, sheet P1.02 and P1.03 Legend shows densities of 6 du/ac, 18 du/ac and 20 du/ac. Please clarify and revise as necessary.

RESPONSE: Please see revised PUD Conceptual Master Plan. The proposed densities are now consistently noted at 4 du/ac through 18 du/ac.

6. 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, which includes this additional information.

Public Works Department – Engineering Division

1. The internal main roads will need at least 80-ft of right-of-way but could be greater with multi lanes.

RESPONSE: Please see roadway cross sections contained within the PUD Conceptual Master Plan series. These cross sections have been reviewed and conceptually approved by Public Works Staff.

2. The internal roads would be considered City of Mount Dora roads or HOA/POA or CDD maintained.

RESPONSE: Internal roadways will be privately maintained.

3. A pedestrian and bicycle friendly sidewalk/trail will need to be included in the internal road design.

RESPONSE: Please see provided roadway cross sections contained in the revised PUD Conceptual Master Plan. Pedestrian and bicycle friendly sidewalks/trails have been included in the internal road design.

4. Please note that SR 46 ends at the overpass of SR 453 and turns into Sorrento Ave/CR 46.

RESPONSE: Please see the revised PUD Conceptual Master Plan. Existing road names have been updated to reflect the proper location.

5. The development is proposing to connect to three county-maintained roadways – Sorrento Ave/CR 46, Round Lake Rd, and Wolf Branch Rd. Additional right-of-way, turn lanes, traffic signal, and other improvements may be required. The intersection of Wolf Branch Road will require a roundabout. The proposed intersection improvement may require relocation to divert the road south on to this development property to allow for the construction of such roundabout.

RESPONSE: So noted.

6. There is planned development within the historic lake within the northern part of the development property. Impacts from this development to it and the flood zone will require a flood study along with designs for compensating storage and limitations on the use of development within this area.

RESPONSE: So noted.

7. The proposed development will need to include the Wolf Branch Innovation District and Vista Ridge Ave planned road network. It does appear some of it is shown but other portions are missing. Please include the future connection along the southwestern side near the SR 453.

RESPONSE: Please see PUD Conceptual Master Plan. This exhibit shows the intent of the Wolf Branch Innovation District and Vista Ridge Ave as noted on existing county/city transportation plans.

8. Internal roundabout will need to be include for the primary road network. Some sharp changes in direction would be better fit with roundabouts.

RESPONSE: So noted.

9. An internal trail will need to go north towards Wolf Branch Rd.

RESPONSE: Please see PUD Conceptual Master Plan. A trail connection to Wolf Branch Road has been provided.

10. Please provide the traffic study for this development with the input provided to the traffic engineer from the methodology review.

RESPONSE: Please see attached traffic analysis.

Office of Planning and Zoning 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. The open space calculation and footnotes on Sheet 4 have been revised per the above comment in compliance with the referenced Comprehensive Plan policy.

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. 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. The open space calculation and footnotes on Sheet 4 have been revised per the above comment in compliance with the referenced Comprehensive Plan policy. The preservation 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.

Public Works Department – Engineering Division Informational Comments

The following are conditions for the proposed PUD Ordinance:

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations, as amended.
2. Cross-Access to the neighboring properties shall be provided with the development of this property.
3. Developer shall be responsible for signal warrants at all proposed entrances off the existing county roads. The design, permitting, and construction shall be at the Developer's expense.

4. Traffic calming will need to be included in the subdivision design utilizing the Florida Greenbook Traffic Calming Treatments and acceptable measures by Lake County.
5. A roundabout will be part of the consideration for intersection improvement on Wolf Branch Road.
6. Sidewalks will be required per Land Development Regulations, as amended.
7. A trail along Round Lake Road and future Vista Ridge extension into the development will be required.
8. Additional right-of-way for Round Lake Rd will be required to meet the PDE and road plan for the ultimate four lane road. Coordination on the amount of right-of-way will need to be made with the Public Work Department.
9. Additional right-of-way for both Wolf Branch Rd and Sorrento Ave/CR 46 will be required to meet minimum requirements based on road classification and to accommodate offsite roadway improvements, sidewalk/trail, and maintain road drainage.
10. Internal roads within the development shall be designed to meet City of Mount Dora, Florida Greenbook, and Lake County Road standards.
11. If the roads within the PUD are platted as public roads, future road maintenance will be funded through the use of a municipal service taxing 1 unit (MSTU), or municipal service benefit unit (MSBU) as authorized under Section 2125.01(1)(q), Florida Statutes. Before or concurrent with any final plat or site plan 3 approval, the Owner shall provide any documentation required by the County to impose 4 an MSTU or MSBU, at the County's discretion, on the platted lots. Additionally, the Owner acknowledges and agrees that the MSTU or MSBU shall be collected as a non-6 ad valorem assessment using the uniform method of collection set forth under Section 7 197.3632, Florida Statutes.
12. The stormwater management system shall be designed in accordance with all applicable Lake County and St. Johns River Water Management District (SJRWMD) requirements, as amended.
13. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and Land Development Regulations, as amended. Any development within the floodplain as identified on the FEMA maps will require compensating storage.

RESPONSE: So noted.

Office of Building Services – Fire Safety

No objections to rezoning, provided compliance with Florida Fire Prevention Code and LDR's regarding adequate water supply and emergency access. Prior to submittal of initial site plan, FIRE WILL BE REQUIRING A CONCURRENCY EVALUATION BE CONDUCTED FOR EMERGENCY SERVICES.

The Florida Fire Prevention Code mandates specific fire protection features based on occupancy; these items will be addressed during the building permitting phase. (i.e. automatic sprinkler system and fire alarm).

RESPONSE: So noted.

Development Processing – Concurrency Management

1. Any development shall be subject to applicable impact fees and concurrency management at time of permitting.

RESPONSE: So noted.

Office of Public Safety Support

1. The Office of Public Safety Support has no objections to the request. If the request is approved, addressing requirements will be advised for new construction during future submittals for development progression. This submission and future approvals are based on compliance with the Lake County Uniform Street Addressing Ordinance, Article V., Section 18.

RESPONSE: So noted.

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