



Office of Planning and Zoning

Rezoning Application

Date: 11/07/2023

1. Project Name: Mt. Dora North

2. Applicant's name: RVi Planning + Landscape Architecture

Mailing address: 111 North Magnolia Avenue, Suite 1350 Orlando, FL 32811

E-Mail address: pmurray@rviplanning.com Telephone number: 407-775-6523

Status: Owner Appointee Agent Purchaser Engineer Consultant

3. Owner's name: ROSEVILLE INVESTMENTS LLC AND CPL MONTE BELLA LLC, TRILOGY INSPIRADA LLC AND LEGACY INSPIRADA LLC, CARTER-LAKE 215 SR 46 LAND TRUST

Mailing address (complete) 400 N Ashley Dr Site 1750, Tampa, Florida 33602

E-Mail address: jtroutman@richlandinvestments.com Telephone number: (407) 446-0276

4. General Location of the subject property: North of State Road 46 and east of Round Lake Road

5. Property legal description: Section 26 Township 19 Range 27

Alternate Key No(s) 1124239, 2760061, 2755547, 2896973, 3769473, 1784239, 1446287, 1102171, 1124191,

6. Area of property: 2568542 Sq. Ft. Acres: 260 +/-

7. Does property have or intend to provide:

Individual well and septic? Yes No ; or explain how services will be provided: Central water and sewer through the City of Mt. Dora

Central water & sewer? Yes No If yes, utility provider documentation required.

Name of utility provider: City of Mt. Dora **NOTE:** Utility provider documentation required.

8. Existing zoning: Estate Res (R-2), Agricultural (A) Proposed zoning: Planned Unit Development (PUD)

Planned Industrial (MP), Rural Res (R-1)

If this is an amendment to an existing planned district, please provide the existing ordinance number:

N/A

9. Future Land Use Category: Regional Office, Rural Transition - A Comprehensive Plan Amendment application for

Wekiva River Protection Area: Yes No this site has been submitted to amend the FLU to Planned Unit Development

Green Swamp Area of Critical State Concern: Yes No (PUD).

Joint Planning Area: Yes No

Interlocal Service Boundary Agreement: Yes No

10. Affordable Housing Projects: Estimated value of structure(s) and land for each lot.

Structure(s): \$ + Land \$ = Total \$ N/A

If the combined value is equal to or less than 80% of the median price of a home in the Orlando Metropolitan Statistical Area (MSA) and/or at least 30% of the dwellings in each phase are affordable; then the project qualifies for expedited review.

11. Is this application being requested due to any Code Violation(s)? Please provide the code case information and specify the basis or reason(s) for this request.

Code Case Number: N/A

Brief Description of Code Case Violation: N/A

12. Has any previous application been filed in connection with this property?
YES NO . If yes, provide the case/file number, application request or ordinance number and briefly describe the nature and outcome of the request.

Project Name: Mount Dora North Comprehensive Plan Amendment Application

Application Request or Case/File Number: Unknown at this time

Project Description and Outcome: Comprehensive Plan Amendment from Regional Office and Rural Transition to Planned Unit Development (PUD).

You have the option to request a Development Review Staff (DRS) meeting or written comments only. If requesting a DRS meeting, please indicate whether legal representation will be present, and provide a list of all attendees, including company name, titles, phone numbers and email addresses.

Please check which one you would prefer: DRS Meeting Written Comments Only

TO BE COMPLETED BY STAFF:

Date: _____
Verbal Pre-submittal Project #: _____ Public Hearing #: _____
Project Number: _____ Applicant Request Number: _____
Existing Zoning: _____
Future Land Use Category: _____
Section: _____ Township: _____ Range: _____
Planning Area: _____
Overlay District: _____
Utility Service Area: _____ Commission District: _____
Notes: _____

Staff Name: _____ Date: _____

APPLICATION FILING FEES

1. Planning & Zoning Rezoning Application Fees (select one from A – H). This is the minimum amount due when submitting a completed application package.

- A. Rezoning to AR, R1, R2, R3, R4, R6, R7, & RP (ZFJ) \$1,000.00 _____
- B. Rezoning to "A" Agriculture and "RA" Ranchette District (ZFM) \$ 200.00 _____
- C. Rezoning to Commercial, Industrial, CFD RV or RMRP – (ZFK) \$1,250.00 _____
- D. Rezoning to Planned Unit Development – (ZFN) \$1,250.00 _____
- E. PUD (includes CFD, CP, & MP) Major Amendment to Development Plan – (PUDF) \$ 550.00 _____
- F. PUD (includes CFD, CP, & MP) Non-Substantial Text Amendment – (PUDJ) \$ 400.00 _____
- G. PUD Non-Substantial Amendment to Development Plan (20 lots or less) – (PUDK) \$ 250.00 _____
- H. PUD Non-Substantial Amendment to Development Plan – (PUDM) \$ 525.00 _____

2. Legal Advertising Fees. This will be assessed while staff reviews the application; you will be provided with an invoice once the case has been advertised.

- A. Legal Ad Fee (LAF). Determined by the Newspaper when the ad is placed.
- B. Adjacent Property Owner Notification Fee (NFEE). Assessed as \$0.35 cents for all real property contiguous to and within 500 feet of the perimeter of the subject property.

3. Other Department Reviews.

- A. Fire Review Fire Review Fee (FDF) (Optional) \$181.00 _____
- B. Health Department Zoning Map Amendment (HDZMA) \$ 75.00 _____
- C. Office of Public Safety Support Rezoning Review (PSSRZR) \$ 51.00 _____

4. Capacity Encumbrance Letter Review. (OPTIONAL EXCEPT FOR PUDS)

- A. Capacity Encumbrance Letter - No Alternate Data – not submitting traffic study
 - Public Works – Stormwater: \$ 30.00 (CELPWS)
 - Public Works – Transportation: \$450.00 (CELPWT)
 - Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) \$590.00 _____
- B. Capacity Encumbrance Letter - Alternate Data – submitting traffic study (**REQUIRED FOR PUDS**)
 - Public Works – Stormwater: \$ 30.00 (CELPWSD)
 - Public Works – Transportation: \$915.00 (CELPWTD)
 - Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM) \$1055.00 _____

5. Waiver – Central Water and/or Sewer Service. This fee will apply if the applicant is requesting a waiver from the mandatory connection requirement for central water and central sewer services.

Waiver (WAV) \$ 250.00 _____

6. Recording Fees. If the rezoning application is approved, the Applicant is responsible for paying the fees to record the ordinance in the Public Records of Lake County, Florida.

Subtotal: \$ _____
 A 2% service charge will apply if paying by credit card (of the total amount due) (CCARD) \$ _____
TOTAL: \$ _____

Public Hearing Applicant Initiated Postponement (ZFB) \$ 100.00 _____

If the rezoning is approved, you will be responsible for all fees associated with recording the ordinance into the public records of Lake County. A staff member will contact you when the ordinance is complete and the total fees for recording the document have been determined.

Make checks payable to: **LAKE COUNTY BOARD OF COUNTY COMMISSIONERS**. A 2% service charge will apply if paying by credit card.

REZONING SUBMITTAL GUIDE

The following required information shall be submitted with the rezoning application:

1. **Completed Application.** The application shall be signed by all owners, or their agent, and notarized. Signatures by agents will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signatory's office in the corporation.
2. **Copy of the Tax Receipt or Property Record Card, and the latest recorded Warranty Deed showing the current fee simple titleholders of the property.** If the legal description shown on the Warranty Deed is not correct or does not close, you will be required to submit a Boundary Survey or Sketch of Description of the property proposed for rezoning, certified by a professional land surveyor. The legal description should appear on the face of the survey or sketch of description.
3. **Project Narrative.** Provide a narrative of the project including the existing and proposed operations and/or activities conducted on the property; statement describing any changed conditions that would justify the rezoning, and a statement describing why there is a need for the proposed rezoning. Please attach a separate sheet titled "Project Narrative" for incorporation into the staff report. The narrative must also specifically address the following standards:
 - a. Whether the rezoning is in conflict with any applicable provisions of the Land Development Code.
 - b. How the application is consistent with all elements of the Comprehensive Plan.
 - c. How the proposed rezoning is inconsistent with existing and proposed land uses.
 - d. A statement describing any changed conditions that would justify the rezoning.
 - e. Description of how 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.
 - f. Any impacts the rezoning application would affect the natural environment.
 - g. Whether, and the extent to which, the proposed rezoning would affect the property values in the area.
 - h. How the proposed rezoning would result in an orderly and logical development pattern.
 - i. How the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these regulations.
4. **Conceptual Master Plan.** All planned districts (CP, MP, CFD, CUP and PUD) are required to have a conceptual master plan showing the following information:
 - a. Project name.
 - b. North arrow, date and scale.
 - c. Name, address and telephone number of the owner and applicant.
 - d. Property lines and contiguous street(s).
 - e. Location and dimensions, and square footage of building, of all existing and proposed structures, indicating their intended use, and setback distances from all property lines and roadways.
 - f. Existing and proposed means of vehicular ingress and egress to the property.
 - g. Location of off-street parking and loading areas, showing the number of spaces, and the dimensions of access aisles and driveways.
 - h. Location of all buffers, screens, walls and fences, indicating their height and type of materials used.
5. **Utility Availability Letter.** A letter from the closest utility provider indicating whether or not utilities are available to the subject property. If utilities are available, the letter must indicate that the utility provider has capacity to provide potable water and central sewer services to the subject property.
6. **Legal Description.** Please provide a Word document (digital version) the legal description of the subject parcel(s) as described on the warranty deed for incorporation into the ordinance.
7. **Application for Capacity Encumbrance Letter (if required).**
8. Any other information deemed necessary to establish compliance with this and other ordinances.
9. **Application Fees.** Make checks payable to the LAKE COUNTY BOARD OF COUNTY COMMISSIONERS. A 2% service charge will apply if paying by credit card.